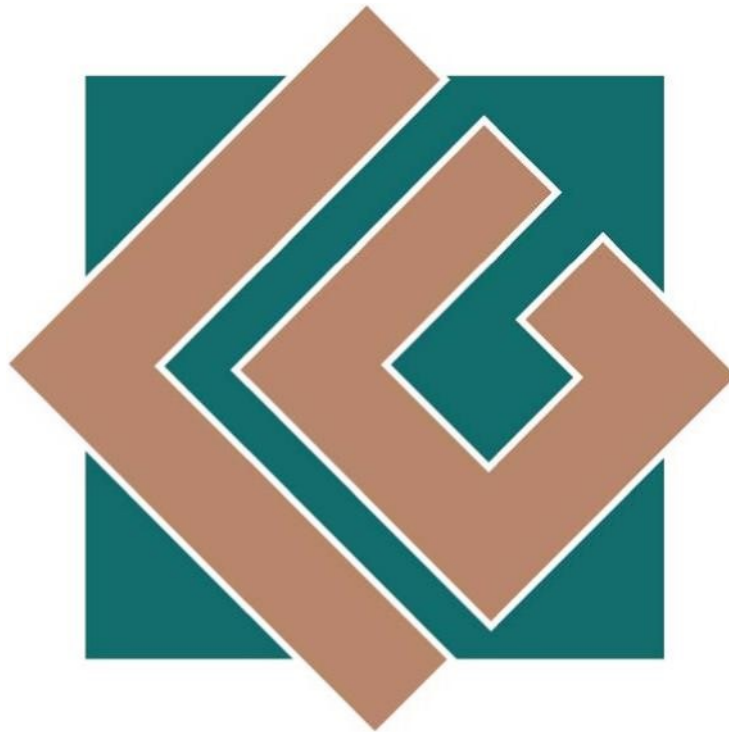


City of Casa Grande

City of Casa Grande Building and Technical Administrative Code 2019 Edition

Chapter 15.04

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**By:
City of Casa Grande
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Part 1 - Scope and Application

Section 101 General

101.1 Title. These regulations shall be known as the City of Casa Grande Building and Technical Administrative Code, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to the administration of the codes regulating the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and/or demolition of every building or structure or any appurtenances connected or attached to such buildings or structures, mechanical systems, electrical systems and wiring, and plumbing systems connected or attached to such structures. Such codes may be referred to as the 'construction codes' and are listed in Section 104 and the City of Casa Grande Municipal Code Title 8 Section 8.15-010 and Title 15 Section 15.04-010.

101.2.1 Appendices. Provisions in the appendices to the construction codes shall not apply unless specifically adopted.

101.3 Intent. The purpose of this code, and the construction codes, is to establish the minimum requirements to safeguard the public health, safety, and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

101.3.1 Quality Control. Quality control of materials and workmanship is not within the purview of the construction codes except as it relates to the purposes stated therein.

101.4 Referenced Codes. The codes listed in Sections 101.4.1 through 101.4.10 and/or referenced elsewhere in this code or the construction codes shall be considered part of the requirements of this code to the prescribed extent of each such reference. These codes may be amended and updated from time to time by the Mayor and City Council. The edition of the currently adopted construction codes shall be listed on the City's web site with three copies filed with the City Clerk's Office.

101.4.1 Buildings or Structures. The provisions of the International Building Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and/or demolition of every building or structure or any appurtenances connected or attached to such buildings or structure.

Exception: Detached one- and two-family dwellings and attached single-family dwellings (townhouses) not more than three stories above grade plane in height with

a separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.2 One- and Two-family Dwellings and Attached Single-family Dwellings.

The provisions of the International Residential Code for One- and Two-family Dwellings (International Residential Code) as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and/or demolition of detached one- and two-family dwellings and attached single-family dwellings (townhouses) not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

101.4.3 Existing Buildings. The provisions of the International Existing Building Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the re-construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of every existing building or structure or any appurtenances connected or attached to such buildings or structure.

101.4.4 Gas. The provisions of the International Fuel Gas Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation of fuel-gas piping systems, fuel gas appliances, gaseous hydrogen systems and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.5 Mechanical. The provisions of the International Mechanical Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.6 Plumbing. The provisions of the International Plumbing Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a

water or sewage system, and all aspects of a medical gas system.

Exception: Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the International Residential Code for One- and Two-family Dwellings.

101.4.7 Property Maintenance. The provisions of the International Property Maintenance Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.8 Fire Prevention. The provisions of the International Fire Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems, or fire hazards in the structure or on the premises from occupancy or operation. This code is primarily administered by the Fire Marshal.

101.4.9 Energy. The provisions of the International Energy Conservation Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.10 Electrical. The provisions of the National Electrical Code (National Fire Protection Association (NFPA) 70) as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the installation of electrical wiring from the point of delivery, electrical appliances, and related accessories as covered in this code. These requirements apply to electrical wiring systems extending from the point of delivery to the connections of appliances and the installation and operation of residential and commercial appliances and related accessories.

101.4.11 Swimming Pool. The provisions of the International Swimming Pool Code as adopted and amended by the Mayor and Council of the City of Casa Grande shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas. The pools and spas covered by this code are either permanent or temporary, and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing or wading.

Section 102 Applicability

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of an adopted code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of the construction codes shall not be deemed to nullify any provision of local, state, or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of the construction codes and referenced codes and standards, the provisions of the construction code shall apply.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the codes listed in Section 101.4, the provisions of this code or the codes listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.5 Partial invalidity. In the event that any part or provision of this code or any construction code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.6 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the construction codes, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

102.7 Change of Use or Occupancy. No change shall be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the Construction Codes. Subject to the approval of the Building Official and the Fire Marshal, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the Construction Codes for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use. For all changes of occupancy, use or ownership an inspection of

the building shall be conducted to determine if the existing structure is more or less hazardous.

Part 2 - Administration and Enforcement

Section 103 Development Center – Building Safety Division

103.1 Creation of enforcement agency. The Building Safety Division is hereby created and the official in charge thereof shall be known as the Building Official.

103.2 Appointment. The Building Official shall be appointed as provided for in the policies and procedures of the City of Casa Grande.

Section 104 Duties and Powers of the Building Official

104.1 General. The Building Official is hereby authorized and directed to enforce the provisions of this code and the construction codes. The Building Official shall have the authority to render interpretations of this code and the construction codes and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code or the construction codes. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code or the construction codes.

104.2 Applications and permits. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code and the construction codes.

104.3 Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this code and the construction codes.

104.4 Inspections. The Building Official shall make or cause to be made, all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise.

104.5 Identification. The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code or the construction codes, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or

in violation of this code or the construction codes which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code and the construction codes, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry. The issuance of a building or trade permit is de facto evidence of permission to enter the property to perform inspections as required by the construction codes. However, on any occupied structure a responsible adult shall be present for the inspection or a notice will be left stating "no inspection - no access".

104.7 Interference with Building Official. It shall be and is hereby declared to be unlawful for any person to willfully interfere with, hinder or obstruct the Building Official in the discharge of his duties.

104.8 Police to Assist Building Official. The Building Official may request that the Police Department of the City of Casa Grande assist in the enforcement of the provisions of this Code as required.

104.9 Department records. The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records for the period required for retention of public records.

104.10 Liability. The Building Official, Fire Marshal, member of the Board of Appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official, Fire Marshal, or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.11 Materials and equipment. Materials, equipment and devices reviewed for codes compliance by the Building Official shall be constructed and installed in accordance with such review.

104.11.1 Used materials and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless such reuse is approved by the Building Official.

104.12 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code or the construction codes, the Building Official shall have the authority

to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code or the construction codes impractical and the modification is in compliance with the intent and purpose of this code or the construction codes and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department.

104.12.1 Flood Hazard Areas. The Building Official shall not grant modifications to any provision required in flood hazard areas. Variances and appeals from flood hazard requirements shall be subject to the review and approval of the Floodplain Board as set forth in Article XI of Chapter 15.40.

104.13 Alternative materials, design, and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code or the construction codes, provided that any such alternative has been reviewed and authorized by the Building Official. An alternative material, design or method of construction may be authorized where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety.

104.13.1 Research reports. Supporting data, where necessary to assist in the authorization of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

104.13.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code or the construction codes, or evidence that a material or method does not conform to the requirements of this code or the construction codes, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code, the construction codes or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall review and may approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of permit records.

Section 105

Permits

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code or the construction codes, or to cause any such work to be done, shall first make application to the Building Official and obtain all required permits. The owner is responsible to assure required permits are obtained.

Exception:

Governmental entities that are, as a matter of law, immune from having to obtain a permit.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

A. Building:

1. One-story detached accessory structures used as storage sheds, shade structures and similar uses, provided the floor area is not greater than 120 square feet for commercial occupancies, and not greater than 200 square feet for residential occupancies, provided that the structure:
 - a) Is 12 feet or less in height.
 - b) Is not serviced by utilities.
 - c) Is not used for habitable space.
 - d) Is set on a foundation system that meets manufacture's installation/engineering requirements or consists of a concrete slab with a minimum thickness of 3.5 inches.
 - e) Meets all required setbacks and other zoning standards as determined by a Site Plan approval.
2. Fences not over 6 feet (2134 mm) high.
3. Residential decks that meet the following conditions:
 - a) Are no larger than 200 sq. ft.
 - b) Are not more than 30 inches (762 mm) above adjacent grade
 - c) Are not over any basement or story below
 - d) Do not have elements which provide roof structure support.
4. Oil derricks.
5. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge, unbalanced back fill or impounding Class I, II or IIIA liquids.
6. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,925 L) and the ratio of height to diameter or width is not greater than 2:1.
7. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
8. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
9. Temporary motion picture, television, and theater stage sets and scenery.
10. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 18 inches (457 mm) deep, less than 8 feet (2.44 meters) wide at any point, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.
11. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
12. Swings and other playground equipment accessory to detached one- and two-family dwellings.
13. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
14. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.
15. Radio and Television antennas in Group R3 occupancies not exceeding fourteen (14)

feet (4.26 Meters) in height.

16. The replacement of asphalt shingle roofing materials on one- and two-family dwellings and their accessory structures. The replacement roofing must be the same material as what was removed. (Three tab, architectural, or mineral roll) Replacement with other roofing materials or any structural repairs shall require permitting. Up to three sheets of structural sheathing or 96 square feet of other wood decking material may be replaced at this time without permits.
17. Replacement of existing equipment or fixtures with like equipment or fixtures in accordance with the provisions of 105.2.3. Installation of manufactured homes and buildings under the permitting and inspection jurisdiction of the Arizona Office of Manufactured Housing.

Exception:

Installation of gas related equipment which requires new, or modified gas piping/fixtures (i.e., water heater, boilers, furnaces, generators and fireplaces, fireplace inserts) require a permit.

B. Electrical:

1. Replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
2. Electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.
3. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.
4. Listed cord and plug connected temporary decorative lighting.
5. Re-installation of attachment plug receptacles, but not the outlets therefor.
6. Repair or replacement of branch circuit over-current devices of the required capacity in the same location.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

C. Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable LP-gas appliances and equipment of all types that is not connected to a fixed fuel piping system.
4. Temporary LP-gas piping for buildings under construction or renovation that is not to become part of the permanent piping system.
5. Portable fuel cell appliances that are neither connected to a fixed piping system nor interconnected to a power grid.

D. Mechanical:

1. Portable heating appliances
2. Portable ventilation appliances and equipment
3. Portable cooling units

4. Steam, hot water, or chilled water piping within any heating or cooling equipment or appliances regulated by this code
5. The replacement of any minor part that does not alter the approval of equipment or an appliance or make such equipment or appliance unsafe
6. Portable evaporative coolers
7. Self-contained refrigeration systems that contain 10 pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of 1 horsepower (0.75 kW) or less
8. Portable fuel cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Exception:

Installation of gas related equipment which requires new, or modified gas piping/fixtures (i.e., water heater, boilers, furnaces, generators and fireplaces, fireplace inserts) require a permit.

E. Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and re-installation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

105.2.1 Emergency repairs. Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the Building Official.

105.2.2 Repairs. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent, or similar piping, electric wiring, equipment, or mechanical or other work affecting public health or general safety.

105.2.3 Replacement of existing equipment or fixtures. The replacement of any existing equipment or fixture with the identical equipment or fixture is exempted from permitting requirements. This waiver is limited to installations that do not require structural modifications, changes to gas, plumbing, or electrical connections, and are listed in the City of Casa Grande Building Division Policies and Procedures.

Exception:

Installation of gas related equipment which requires new, or modified gas

piping/fixtures (i.e., water heater, boilers, furnaces, generators and fireplaces, fireplace inserts) require a permit.

This waiver from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Any equipment or fixtures installed under this waiver shall be installed per manufacture's installation instructions and the requirements of the applicable codes.

Exceptions:

1. Commercial exhaust systems required by International Mechanical Code Chapters 4-
2. Installation of gas related equipment which requires new, or modified gas piping/fixtures (i.e., water heater, boilers, furnaces, generators and fireplaces, fireplace inserts) require a permit.

105.2.4 Public service agencies. A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall include the information required on the form and any additional documentation as described in Section 107, in the building permit handouts, and as may be revised from time to time by the Building Official.

105.3.1 Action on application. The Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the Building Official shall reject such application in writing, stating the reasons therefor. If the Building Official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the Building Official shall issue a permit therefor as soon as practicable and all fees are paid in full.

105.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated. If the permit is deemed abandoned all plans and other paperwork submitted may be discarded or destroyed with no liability to the City of Casa Grande, Building Official or other employee.

105.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code, the construction codes, or of any other ordinance of the City of Casa Grande. Permits presuming to give authority to violate or cancel the provisions of this code, the construction codes, or

other ordinances of the City of Casa Grande shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this code, the construction codes, or of any other ordinances of the City of Casa Grande.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The project is deemed to have been abandoned if there is a period exceeding 180 days without passing a required inspection. The Building Official is authorized to grant, in writing, no more than two extensions of time, for periods not more than 180 days each, except under special circumstances to the satisfaction of the Building Official. The extension shall be requested in writing, justifiable cause demonstrated, and must be requested before the expiration date of the permit.

105.5.1 Renewal of expired permits. If a permit has expired without a requested extension, the permit may, at the discretion of the Building Official, be renewed. The renewal shall be requested in writing, justifiable cause demonstrated, with a new permit application, and payment of one-half (½) of the total building fees for the original permit. The project must be within 180 days of the expiration date and originally permitted under the currently adopted codes. Any permit that has expired for more than 180 days must be permitted as a new project. If the adopted codes have not changed new documentation will not be required.

105.6 Suspension or revocation. The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.7 Placement of permit. The building permit shall be kept on the site of the work visible to the street side of property until the completion of the project.

105.8 Dismissal of contractor or subcontractor. Should an owner dismiss either a contractor or subcontractor for any reason:

- A. Upon hiring a new contractor or subcontractor, the owner shall file an application for an amended permit which shall include the names, addresses and any licenses or registrations required of the new contractor or subcontractor; as well as any changes needed to complete the work in accordance with the reviewed plans and specifications or to remedy any outstanding code violations
- B. The new contractor or subcontractor shall provide the Building Official a letter stating:
 1. They have been hired to complete the work according to the reviewed plans,
 2. They have inspected the job and reviewed the existing work, and
 3. They have assumed responsibility for the existing work as well as their work.
- C. Upon receipt of the above application for an amended permit the Building Official shall conduct an inspection to determine the extent of the work done to date and whether any corrective work is necessary to complete the project in accordance with the reviewed plans and specifications or to remedy any code violations.

- D. Any work required to repair deficiencies in the structure or correct code violations must be completed and re-inspected before work may resume.

Section 106

Floor and Roof Design Loads

106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure, or portion thereof, a load greater than is permitted by the construction codes.

Section 107

Submittal Documents

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data shall be submitted in two sets with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

107.2 Construction documents. Construction documents shall be in accordance with Sections 107.2.1 through 107.2.6.

107.2.1 Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the construction codes, and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code, the construction codes, and the construction documents and shall be approved prior to the start of

system installation. Shop drawings shall contain all information as required by the referenced installation standards in International Building Code Chapter 9.

107.2.3 Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress including the path of the exit discharge to the public way in compliance with the provisions of this code and the construction codes, . In other than occupancies in Groups R-2, R-3, and I-1, the construction documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

107.2.4 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code and the construction codes. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.

107.2.5 Site plan. The construction documents submitted with the application for permit shall be accompanied by one of the following types of site plans:

- A. New construction, additions, accessory structures and pools associated with Single and Two Family Uses – Residential Site Plan.
- B. Interior remodel for single family and two family uses – no site plan required.
- C. New construction, additions and accessory structures associated with Multifamily uses – Major Site Plan.
- D. Interior remodel for multifamily uses – no site plan required if construction does not include increasing the number of dwelling units. Major Site Plan required if dwelling units are being increased.
- E. New construction, additions and accessory structures associated with Commercial, Industrial, Institutional, Utility and Public uses – Major Site Plan.
- F. Tenant improvements and interior remodels for Commercial, Industrial, Institutional, Utility and Public uses – No site plan required if construction does not change occupancy classification or increase parking requirements. Major Site Plan required if either occupancy change or parking requirement increase triggered.

In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site. The Building Official is authorized to waive or modify the requirement for a site plan when warranted. Site plans that show less than a one foot clearance to the required building setbacks shall provide an "as built" survey of the foundation showing no encroachments into the setbacks prior to final building inspection.

107.2.5.1 Flood Hazard Zone. New additions, heating, mechanical equipment located within a special flood hazard area shall comply with the City's special flood hazard regulation. Typically, these improvements are required to be elevated to or above the regulatory flood elevation and to provide elevation certificates that confirms compliance with these requirements.

107.2.6 Preapprovals from other agencies. Some plans require preapproval by another authority or department before a permit can be applied for.

107.3 Examination of documents. The Building Official shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code, the construction codes, and other pertinent laws or ordinances.

107.3.1 Review of construction documents. Before the Building Official issues a permit, the construction documents shall be reviewed for compliance with the adopted construction codes and other city ordinances. When the Building Official is satisfied that the proposed structure is in general compliance with the construction codes the plans shall be marked, in writing or by stamp, as "Reviewed for Code Compliance." One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant. This set shall be kept at the site of work, and shall be open to inspection by the Building Official or a duly authorized representative. No inspection will be provided if the plans are not on site for the use of the Building Official, his representative or the Fire Marshal or his representative.

107.3.2 Previous Permits. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued and the construction of which has been pursued in good faith-and has not been abandoned.

107.3.3 Phased Permits. The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. A notarized letter from the property owner acknowledging that the permit is issued "at risk" and the guarantee that the foundation will be removed if building permit is not issued.

107.3.4 Design Professional Required. The City requires all building plans and their mechanical, electrical, plumbing, fuel gas, or fire protection systems to be prepared by a design professional. The design professional shall be registered under ARS Title 32 and shall affix his official seal and signature to said drawings and specifications for the

all occupancies.

Exceptions:

- A. Detached single family dwelling and their associated out-buildings constructed under the requirements of the International Residential Code for One- and Two-Family Dwellings
- B. Any change to existing buildings or structures or their systems which does not involve a change in occupancy use classification, changes to structural system, fire resistive integrity, means of egress, or the addition of utility equipment or major built-in appliances or their supply or support systems shall not be required to bear the seal of a design professional subject to Building Official approval. Building plans and specifications for work excepted above shall be prepared and submitted by any competent designer or other such responsible person approved by the property owner and shall contain all required information. Plans for excepted work shall bear the designer's printed name, street address, legible signature, and any professional seals held.
- C. Other exceptions authorized under ARS Title 32 Section 144.

107.3.4.1 Engineered structural elements and systems. All engineered building systems and structural elements shall be prepared by a design professional regardless of the occupancy classification of the structure.

107.3.4.2 Professional Seal Requirements. Professional seals must comply with ARS Title 32 and may be either "wet" or computer generated.

107.3.5 Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

107.3.6 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official. The estimated valuation for the deferred submittal must be included on the permit application at the time of submittal. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review

them and deliver them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed by the Building Official.

107.4 Amended construction documents. Work shall be installed in accordance with the reviewed construction documents, and any changes made during construction that are not in compliance with the reviewed construction documents shall be resubmitted for review as an amended set of construction documents.

107.5 Retention of construction documents. One set of reviewed construction documents shall be retained by the Building Official for a period as required by state or local laws.

Section 108 Temporary Structures and Uses

108.1 General. Permits for temporary structures and temporary uses shall be issued in accordance with the applicable City code provisions.

108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements of this code and the construction codes as necessary to ensure public health, safety and general welfare.

108.3 Temporary power. The Building Official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70, as currently enforced by the City of Casa Grande. This request shall be in writing on a form furnished by the City.

108.4 Termination of approval. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

Section 109 Fees

109.1 Payment of fees. A permit shall not be valid until the fees prescribed by the Mayor and Council of the City of Casa Grande in the Consolidated Fee Schedule, which may be modified from time to time, have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees. On buildings, structures, electrical, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as prescribed by the Mayor and Council of the City of Casa Grande in the Consolidated Fee

Schedule, which may be modified from time to time.

109.3 Building permit valuations. The valuation of the work to be permitted shall be derived from the International Code Council Building Valuation Data Table published in February of each year and implemented on the following July 1st. Tenant Improvements, Swimming Pools, and other types of construction NOT listed in the ICC Building Valuation Tables shall include total value of work, including materials, labor, and overhead for which the permit is being issued, including sub-contracts for such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. The signed contract may be required to show the true construction cost of these projects. Final building permit valuation shall be set by the Building Official.

109.4 Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fee of one-hundred percent (100%) of the total permit and plan review fees and shall be in addition to the required permit and plan review fees. This fee does not relieve the requirements of any fees and/or fines as may be prescribed in the Casa Grande, Arizona Code of Ordinances Chapters 8 and 15.

109.4.1 Investigation Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required. The minimum investigation fee shall be the same as the minimum fee established by the Building Official. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of either these provisions or other pertinent codes or from any penalty prescribed by law.

109.5 Related fees. The payment of the fee for the construction, alteration, removal, or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by the Mayor and Council of the City of Casa Grande.

109.6 Refunds. The Building Official is authorized to establish a refund policy as approved by the Mayor and Council of the City of Casa Grande which may be modified from time to time.

Section 110 Inspections

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. It shall further be the duty of the permit applicant to have all equipment,

etc. to provide an OSHA compliant means of performing the inspection. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in providing required equipment to access the inspection area nor the removal or replacement of any material required to allow inspection.

110.2 Preliminary inspection. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

110.3 Required inspections. The Building Official, upon notification, shall make, or cause to be made, the inspections set forth in Sections 110.3.1 through 110.3.11 and documented in the Building Department handout detailing inspections, which may be revised from time to time by the Building Official.

NOTE: The listed inspections are not an all-encompassing list but rather a guide to the most often requested inspections. The exact inspections required are determined by the specifics of each project.

110.3.1 Special inspections. For special inspections, see International Building Code Chapter 17.

NOTE: Special Inspections are NOT third party inspections instead of city or code required, city performed inspections. All required inspections SHALL be requested and passed by city inspectors before proceeding with construction.

110.3.2 Footing and foundation inspections. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

110.3.3 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub-floor.

110.3.4 Lowest floor elevation. In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in 15.40 shall be submitted to the Building Official.

110.3.5 Frame and rough-in inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, gas, heating wires, pipes and ducts are installed and under test as required.

110.3.6 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board or other structural sheathing, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

110.3.7 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers and smoke partitions shall not be concealed from view until inspected and approved.

110.3.8 Energy efficiency inspections. Inspections shall be made to determine compliance with International Building Code Chapter 13 and International Energy Conservation Code for One- and Two-family Dwellings. They shall include, but not be limited to, inspections for: envelope insulation R- and U-values, fenestration U-value, duct system R-value, and HVAC and water-heating equipment efficiency.

110.3.9 Connection to Utilities. Made after all equipment, electrical devices, etc. are in place, under any required tests, and the structure is ready for power and gas. This is for the TEMPORARY connection of permanent utilities to allow testing of the various systems in preparation for the final inspection.

110.3.10 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.8, the Building Official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

110.3.11 Final inspection. The final inspection shall be made after all work required by the building permit is completed, all equipment is operating correctly, and the structure is ready for occupancy.

110.4 Inspection agencies. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

110.5 Inspection requests. It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

110.6 Acceptance required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the acceptance of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

Section 111

Certificates of Occupancy and Completion

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefor as provided herein. All changes in occupancy or ownership of a building or structure will require a field inspection to determine the level of hazard required prior to issuance of a certificate of occupancy. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of Occupancy or Completion are not required for work exempt from permits under Section 105.2 or 105.2.3.

111.2 Certificate issued. After the Building Official inspects the building or structure and finds that construction is in substantial compliance with the provisions of this code or other laws that are enforced by the department, and ready for occupancy and use the Building Official shall issue a certificate of occupancy that contains the following:

- A. The building permit number.
- B. The address of the structure.
- C. The name and address of the owner.
- D. A description of that portion of the structure for which the certificate is issued.
- E. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- F. The name of the Building Official.
- G. The edition of the code under which the permit was issued.
- H. The use and occupancy, in accordance with the provisions of International Building Code Chapter 3.
- I. The type of construction as defined in International Building Code Chapter 6.
- J. The design occupant load.
- K. If an automatic sprinkler system is provided and whether the sprinkler system is required.
- L. Any special stipulations and conditions of the building permit.

111.2.1 Certificate of Completion. After the Building Official inspects the building or structure and finds that construction is in substantial compliance with the provisions of this code, other laws enforced by the division, and all permitted work has been completed but the building or structure is either, not designed for occupancy, or not complete and ready for occupancy and use (Shell Building) the Building Official shall

issue a Certificate of Completion containing the information as required for a Certificate of Occupancy in Section 111.2. A Certificate of Completion does NOT authorize the occupancy of a structure.

111.3 Temporary occupancy. The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The temporary certificate of occupancy shall be applied for in writing. The application shall:

- A. Identify the project by permit number, address and project name
 - B. List the remaining work to be completed
 - C. Document the amount of time required for completion of the remain work
 - D. Document cost of the remaining work
 - E. Identify the area to be occupied if not the entire area of permitted work
 - F. List occupant safety measures as required
 - G. Provide the reason(s) for the temporary occupancy
 - H. List persons to occupy the structure
 - I. Define the length of the temporary certificate of occupancy
 - J. Post any surety bonds required
 - K. Pay the required fees
1. No TCO will be issued to any site having unresolved life safety issues. Regardless of reasons for requesting TCO's all permit holders and property owners are advised that the Building Official will not consider, nor issue, any TCO to a site, building, structure, or construction, or area thereof that is deemed "Unsafe" or that presents any "Life Safety Hazard" to the occupants or users thereof in the opinion of building inspectors, fire inspectors, Fire Marshal or the Building Official.
 2. The issuance of a TCO does not officially end a permitted construction project in the City. It is the property owner's responsibility to assure the completion of the permitted work and request and pass all final inspections for the issuance of a permanent Certificate of Occupancy. The Building Official shall set the time period during which the temporary certificate of occupancy is valid.

111.4 Revocation. The Building Official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

Section 112 Service Utilities

112.1 Connection of service utilities. No person shall make connections from a utility, source of energy, fuel, or power to any building or system that is regulated by this code for which a permit is required, until released by the Building Official.

112.2 Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility, source of energy, fuel, or power.

112.3 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to any building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency, where necessary to eliminate an immediate hazard to life or property, where work was done without permits, or when such utility connection has been made without the approval required by Section 112.1 or 112.2. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Section 113 Board of Appeals

113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be appointed by the Mayor and City Council of the City of Casa Grande and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

113.2 Limitations on authority. Any person directly affected by a decision of the Building Official or a notice or order issued under this code shall have the right to appeal to the Board of Appeals, provided that a written application to appeal is filed within twenty (20) days after the decision, notice, or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

113.3 Membership of board. The Board of Appeals shall consist of five members who are qualified by experience and training to pass on matters pertaining to building construction and property maintenance and who are not employees of the jurisdiction. The Building Official shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the Mayor and approved by the City Council of the City of Casa Grande, and shall serve staggered and overlapping four year terms.

113.4 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

113.5 Notice of meeting. The board shall meet upon notice from the chairman, within 30 days of the filing of an appeal, or at stated periodic meetings.

113.6 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the Building Official, and any person whose interests are

affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of a majority of the board membership (i.e., three members for a five member board).

113.7 Procedure. The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

113.8 Postponed hearing. When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

113.9 Board decision. The board shall modify or reverse the decision of the Building Official only by a concurring vote of a majority of the total number of appointed board members.

113.10 Administration. The Building Official shall take immediate action in accordance with the decision of the board.

113.11 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

113.12 Stays of enforcement. Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

Section 114 Violations

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, replace, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The Building Official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the Building Official is authorized to request the legal counsel of the City of Casa Grande to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant

thereto.

114.4 Violation penalties. Any person who violates a provision of this code or the construction codes or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code or the construction codes, shall be subject to penalties as prescribed by law.

Section 115 Stop Work Orders

115.1 Authority. The Building Official is authorized to issue a stop work order for any work regulated by this code being performed:

- A. Without a valid permit
- B. In a manner contrary to the provisions of this code, the construction codes, the permit documents, or the reviewed plans, or is dangerous or unsafe

115.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work or if unavailable posted on the property. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Section 116 Notices and Orders

116.1 Notice to person responsible. Whenever the Building Official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 116.2 and 116.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 117.3.

116.2 Form. Such notice prescribed in Section 116.1 shall be in accordance with all of the following:

- A. Be in writing.
- B. Describe the real estate sufficient for identification.
- C. State the violation or violations and why the notice is being issued.
- D. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
- E. Inform the property owner of the right to appeal.

F. Include a statement of the right to file a lien in accordance with Section 118.5 or 119.3.

116.3 Method of service. Such notice shall be deemed properly served if a copy thereof is:

- A. Delivered to the owner personally;
- B. Sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or
- C. Delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the Building Official shall not be mutilated, destroyed, tampered with, or removed without authorization from the Building Official.

116.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 114.4.

116.6 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the Building Official and shall furnish to the Building Official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

Section 117

Unsafe Structures and Equipment

117.1 General. When a structure or equipment is found by the Building Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

117.1. Unsafe structures. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

117.1.2 Unsafe equipment. Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or

other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

117.1.3 Structure unfit for human occupancy. A structure is unfit for human occupancy whenever the Building Official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

117.1.4 Unlawful structure. An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

117.1.5 Dangerous structure or premises. For the purpose of this code, any structure or a premise that has any or all of the conditions or defects described below shall be considered dangerous:

- A. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the adopted building or fire code of the jurisdiction as related to the requirements for existing buildings.
- B. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
- C. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
- D. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
- E. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
- F. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
- G. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.

- H. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
- I. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the Building Official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.
- J. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the Building Official to be a threat to life or health.
- K. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

117.2 Closing of vacant structures. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the Building Official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the Building Official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

117.2.1 Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The Building Official shall notify the serving utility and, whenever possible, the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

117.3 Notice. Whenever the Building Official has condemned a structure or equipment under the provisions of this section, or if an unsafe condition is found, the Building Official shall post a notice in a conspicuous place in or about the structure affected by such notice and serve such notice on the owner or the person or persons responsible for the structure or equipment in accordance with Section 116.3. If the notice pertains to equipment, it shall also be placed

on the condemned equipment. The written notice shall describe the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.

117.4 Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the Building Official shall post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

117.5 Prohibited occupancy. Any occupied structure condemned and placarded by the Building Official shall be vacated as ordered by the Building Official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

117.6 Abatement methods. The owner, operator or occupant of a building, premises or equipment deemed unsafe by the Building Official shall abate, or cause to be abated, or corrected, such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of this code and the International Existing Building Code, International Property Maintenance Code, International Building Code or International Residential Code as applicable.

117.7 Record. The Building Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

Section 118

Emergency Measures

118.1 Imminent danger. When, in the opinion of the Building Official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Building Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Building Official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Building Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

118.2 Temporary safeguards. Notwithstanding other provisions of this code, whenever, in the opinion of the Building Official, there is imminent danger due to an unsafe condition, the Building Official shall order the necessary work to be done, including the boarding up of

openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the Building Official deems necessary to meet such emergency.

118.3 Closing streets. When necessary for public safety, the Building Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized.

118.4 Emergency repairs. For the purposes of this section, the Building Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

118.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.

118.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

Section 119 Demolition

119.1 General. The Building Official shall order the owner of any premises upon which is located any structure, which in the Building Official's judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the Building Official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

119.2 Notices and orders. All notices and orders shall comply with Section 116.

119.3 Failure to comply. If the owner of a premises fails to comply with a demolition order within the time prescribed, the Building Official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

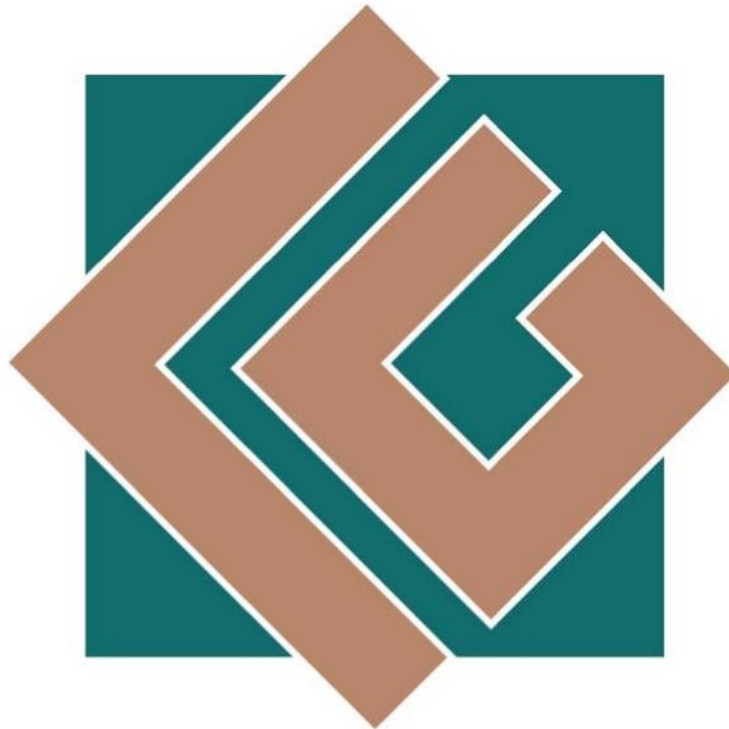
119.4 Salvage materials. When any structure has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials at the highest price obtainable. The net proceeds of such sale, after deducting the expenses of such demolition and removal,

shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

City of Casa Grande

Amendments to the International Swimming Pool and Spa Code, 2018 Edition

**Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:**



**By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122**

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Chapter 1 SCOPE AND ADMINISTRATION

Delete Chapter 1 and replace with the "City of Casa Grande Building and Technical Administrative Code" for the administrative provisions of this code.

Chapter 2 Definitions

RESIDENTIAL SWIMMING POOL (RESIDENTIAL POOL). A pool intended for use that is accessory to a *residential* setting and available only to the household and its guests including any structure intended for swimming or recreational bathing that contains water over 18 inches (610mm) (457.2mm) deep at any point and that is wider than 8 feet at any point. This includes in-ground, above ground and on-ground swimming pools, hot tubs, spas, and fixed in place wading pools. All other pools shall be considered public pools for purposes of this code.

Types I-V. *Residential* pools suitable for the installation of diving equipment type.
Types O. A nondiving *residential* pool.

Chapter 3 General compliance

301.1 Responsibility: It is the responsibility of the property owner and any other person in responsible charge of a swimming pool to ensure that the required swimming pool barrier, including all gates, doors, locks, latches, and other portions of the barrier are maintained safe and in good working order at all times. No person shall alter or remove any portion of a swimming pool barrier except to repair, reconstruct, or replace the barrier in compliance with the provisions of this section. All barriers shall be installed, inspected, and approved prior to plastering or filling with water.

305.2.1. (1) Barrier height and clearances: Barrier heights and clearances shall be in accordance with all of the following.

1. The top of the barrier shall be not less than 60" (1524 mm) (above grade) where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

**Chapter 4
Public Swimming Pools**

411.1.4 Pools greater than 20 feet wide.

Swimming pools greater than 20 feet (9144 mm) in width shall be provided with entries and exits on each side of the deep area of the pool. The entries and exits on the sides of the deep area of a pool shall be located not more than 82 feet (25 m) apart.

**Chapter 5
No Amendments
Public Spas and Public Exercise Spas**

**Chapter 6
No Amendments
Aquatic Recreation Facilities**

**Chapter 7
No Amendments
Onground Storable Residential Swimming Pools**

**Chapter 8
No Amendments
Permanent Inground Residential Swimming Pools**

**Chapter 9
No Amendments
Permanent Residential Spas and Permanent Residential Exercise spas**

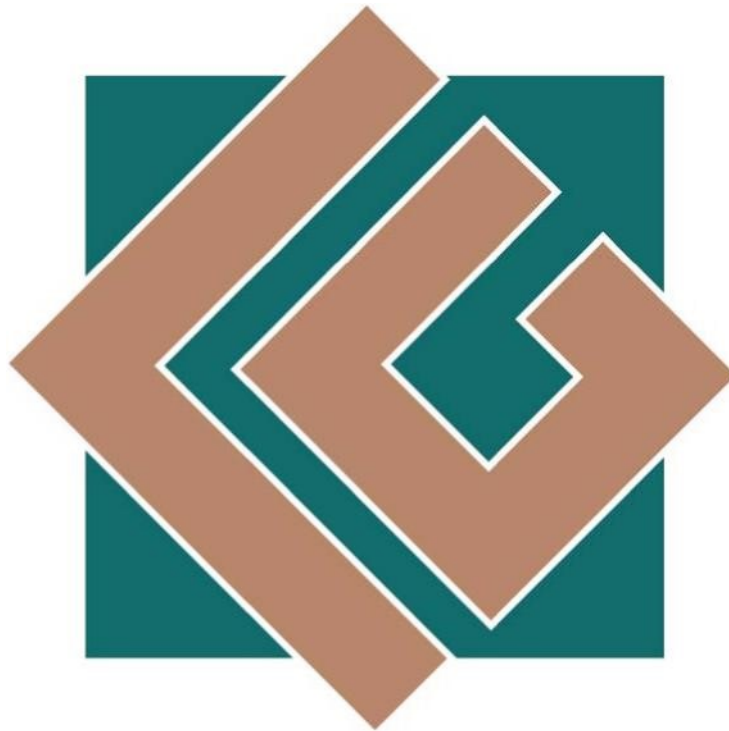
**Chapter 10
No Amendments
Portable Residential Spas and Portable Residential Exercise Spas**

**Chapter 11
No Amendments
Referenced Standards**

City of Casa Grande

Amendments to the International Building Code, 2018 Edition

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ALL RIGHTS RESERVED

Chapter 1 Scope and Administration

Delete Chapter and replace with the "City of Casa Grande Building and Technical Administrative Code" for the administrative provisions of this code.

Chapter 2 Definitions

Add the following definitions of "CONDOMINIUM", and "RESIDENTIAL CARE/ASSISTED LIVING HOME" as follows:

CONDOMINIUM. Means a building, or group of buildings, containing dwelling, office or commercial units which are owned individually, and the common areas (i.e., parking, landscaping, open space, exterior portions of the building) are owned by all the owners of the units on a proportional, undivided basis. For purposes of this code the walls separating condominium units shall not be considered lot lines; the outer boundary of the common area shall be considered the lot boundary.

RESIDENTIAL CARE/ASSISTED LIVING HOME. A building, or part thereof, housing more than six but not more than 10 persons, excluding staff, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care supervisory, personal, or directed services. The occupants are capable of responding to an emergency situation without physical assistance from staff. This classification shall include, but not be limited to, the following: residential board and care facilities, assisted living homes, halfway houses, group homes, congregate care facilities, social rehabilitation facilities, alcohol and drug abuse centers and convalescent facilities.

Replace the existing definition of "SWIMMING POOL" and "Townhouse" with the following:

RESIDENTIAL SWIMMING POOL (RESIDENTIAL POOL). A pool intended for use that is accessory to a *residential* setting and available only to the household and its guests

including any structure intended for swimming or recreational bathing that contains water over 18 inches (610mm) (457.2mm) deep at any point and that is wider than 8 feet at any point. This includes in-ground, above ground and on-ground swimming pools, hot tubs, spas, and fixed in place wading pools. All other pools shall be considered public pools for purposes of this code.

TOWNHOUSE. A single-family dwelling unit constructed in a group of attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

Chapter 3 Use and Occupancy Classification

SECTION 305 Educational Group E

Delete and replace sections 305.2.2 and 305.2.3 as follows:

305.2.2 Six or fewer children.

A facility having six or fewer children receiving such day care shall be classified as part of the primary occupancy.

305.2.3 Six or fewer children in a dwelling unit.

A facility such as the above within a dwelling unit and having six or fewer children receiving such day care shall be classified as Group R-3 occupancy or shall comply with the International Residential Code.

SECTION 308 Institutional Group I

Delete and replace sections 308.1; 308.2; 308.2.3; 308.2.4; 308.3; 308.3.2; 308.5; 308.5.1; 308.5.2; 308.5.3 and 308.6.4 as follows:

308.1 Institutional Group I. Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are or are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-3 or I-4. Assisted living and similar facilities shall meet the requirements of the Arizona Department of Health Services Title 9, Chapter 10, and Article 7 as required in addition to the requirements in this code.

308.2 Institutional Group I-1.

This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24 hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

1. Alcohol and drug centers
2. Assisted living facilities
3. Congregate care facilities
4. Convalescent facilities
5. Group homes
6. Halfway houses
7. Residential board and custodial care facilities
8. Social rehabilitation facilities

308.2.3 Seven to ten persons receiving care.

A facility such as above, housing not fewer than seven and not more than 10 persons receiving such care, shall be classified as Group R-4.

308.2.4 Six or fewer persons receiving care.

A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the requirements of section 310.4.1

308.3 Institutional Group I-2. This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than six persons who are incapable of self-preservation. This group shall include, but not be limited to, the following:

1. Foster care facilities
2. Detoxification facilities
3. Hospitals
4. Nursing homes
5. Psychiatric hospitals

308.3.2 Six or fewer persons receiving care. A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the requirements of section 310.4.1

308.5 Institutional Group I-4, day care facilities. This group shall include buildings and structures occupied by more than six persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

1. Adult day care
2. Child day care

308.5.1 Classification as Group E. A child day care facility that provides care for more than six but no more than 100 children 2 ½ years or less of age, where the rooms in

which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

308.5.2 Within a place of religious worship. Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.

308.5.3 Six or fewer persons receiving care. A facility having six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.

308.5.4 Six or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having six or fewer persons receiving custodial care shall be classified as Group R-3 occupancy or shall comply with the International Residential Code.

SECTION 310 Residential Group R

Delete and replace sections 310.1; 310.4; 310.4.1; 310.5; and 310.5.1 as follows:

310.1 Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code. Assisted living and similar facilities shall meet the requirements of the Arizona Department of Health Services Title 9, Chapter 10, and Article 7 as required in addition to the requirements in this code. These may be known as “group care homes” or “care facilities”.

310.4 Residential Group R-3. Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

1. Buildings that do not contain more than two dwelling units
2. Boarding houses with 6 or fewer occupants
3. Care facilities that provide accommodations for six or fewer persons receiving care
4. Congregate living facilities with 6 or fewer occupants

310.4.1 Care facilities within a dwelling. Care facilities for six or fewer persons receiving care, that are within a single-family dwelling are permitted to comply with the International Residential Code and R-3 Residential Care/Assisted Living Facilities occupancies in existing structures with six or fewer occupants excluding staff shall meet the following requirements:

1. Smoke detectors shall be installed in all livable areas.
2. Posted evacuation map and emergency procedures.
3. Portable fire extinguishers in accordance to Section 906.1.

An automatic sprinkler system may be installed in accordance with Section 903.3.1.3 or with Section P2904 of the International Residential Code.

310.5 Residential Group R-4. This occupancy shall include care facilities in buildings, structures or portions thereof for more than six but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. This group shall include, but not be limited to, the following:

1. Alcohol and drug centers
2. Assisted living facilities
3. Congregate care facilities
4. Convalescent facilities
5. Group homes
6. Halfway houses
7. Residential board and custodial care facilities
8. Social rehabilitation facilities

310.5.1 R-4 care facilities that have residents that are incapable of self-preservation shall be subject to all State licensing requirements applicable for such occupancies.

Chapter 4
Special Detailed Requirements based on Use and Occupancy
No Amendments

Chapter 5
General Building Heights and Areas
No Amendments

SECTION 503
General Building Heights and Area Limitations
No Amendments

Chapter 6
Types of Construction
No Amendments

Chapter 7
Fire and Smoke Protection Feature
No Amendments

Chapter 8
Interior Finishes
No Amendments

CHAPTER 9
Fire Protection and Life Safety Systems
No Amendments

SECTION 903
Automatic Sprinkler Systems

Delete and replace sections 903.2.1.1; 903.2.1.3; 903.2.1.4; 903.2.3; 903.2.4; 903.2.6; 903.2.7 ;903.2.8; 903.2.9; 903.2.9.1; 903.2.9.2 and 903.3.5 as follows:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 5000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 5,000 square feet in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

903.2.4 Group F-1/F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1/F-2 occupancy where one of the following conditions exists:

1. A Group F-1/F-2 fire area exceeds 5,000 square feet.
2. A Group F-1/F-2 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1/F-2 fire areas on all floors, including any mezzanines, exceeds 5,000_square feet.
4. A Group F-1/F-2 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

1. An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 facilities.
2. An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:
 - 2.1. A hydraulic design information sign is located on the system riser;
 - 2.2. Exception 1 of Section 903.4 is not applied; and
 - 2.3. Systems shall be maintained in accordance with the requirements of Section 903.3.1.2 and shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
3. An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
4. In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
5. Daycare or childcare facilities occurring in single-family dwellings.

903.2.7 Group M and B occupancies. An automatic sprinkler system shall be provided throughout buildings containing a Group M or B occupancy where one of the following conditions exists:

1. A Group M/B fire area exceeds 5,000_square feet.
2. A Group M/B fire area is located more than three stories above grade plane.
3. The combined area of all Group M/B fire areas on all floors, including any mezzanines, exceeds 5,000_square feet.
4. A Group M/B occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions:

1. R-4 occupancies, legally existing as of March 30, 2008, shall not be required to install an automatic sprinkler system unless there is an upward change in the number of occupants the facility is licensed to care for.
2. State Licensed residential care/assisted living facilities in which all of the care recipients are capable of self-preservation and responding to an emergency situation without assistance from another person.
3. State licensed residential care/assisted living facilities, legally existing as of March 30, 2008, in which some or all of the care recipients are incapable of self-preservation or of responding to an emergency situation without assistance from another person.
4. R-3 occupancies with less than 5000 square feet of floor area. Unenclosed decks, patios, and similar building areas, as well as attached garages, shall not be included in determining the 5000 sq. ft. area.

903.2.9 Group S-1 and S-2. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where one of the following conditions exists:

1. Where a Group S-1 or S-2 fire area exceeds 5,000 square feet;
2. Where a Group S-1 or S-2 fire area is located more than three stories above grade; or
3. Where the combined area of all Group S-1 or S-2 fire areas on all floors, including mezzanines, exceeds 5,000 square feet.

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. One-story buildings with a fire area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.

903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 5,000 square feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.

903.3.5 Water supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code. Automatic sprinkler systems water supply data for hydraulic calculations shall be based on a curve that is 90 percent of the available water

supply curve as determined by flow test information.

**Chapter 10
Means of Egress
No Amendments**

**Chapter 11
Accessibility**

1101.1 Scope.

The provisions of this chapter and Arizona Revised statutes, ARS sections 41-1492 through 41-1492.12 shall control the design and construction of facilities for accessibility for individuals with disabilities.

1102.1 Design.

Buildings and facilities shall be designed and constructed to be *accessible* in accordance with this code and ICC A117.1 and in accordance with provisions State of Arizona Attorney General Administrative Rules R10-3-401 through R-10-3-404 (2010 ADA Standards for Accessible Design, referred to as "2010 Standards", adopted by the U.S. Department of Justice), whichever standard provides the greatest degree of accessibility.

**Chapter 12
Interior Environment
No Amendments**

**Chapter 13
Energy Efficiency
No Amendments**

**Chapter 14
Exterior Walls
No Amendments**

**Chapter 15
Roof Assemblies and Rooftop Structures
No Amendments**

**Chapter 16
Structural Design
No Amendments**

**Chapter 17
Special Inspections and Tests
No Amendments**

**Chapter 18
Soils and Foundation
No Amendments**

**Chapter 19
Concrete**

1907.2 Post-tensioned slabs on ground.

All post-tensioned slabs on ground shall be permanently stamped, marked or otherwise identified in a conspicuous location indicating the slab is a post-tensioned slab.

Conspicuous locations include, but are not limited to, entrance porches, slabs at garage doors or patio slabs.

**Chapter 20
Aluminum
No Amendments**

**Chapter 21
Masonry
No Amendments**

**Chapter 22
Steel
No Amendments**

**Chapter 23
Wood
No Amendments**

**Chapter 24
Glass and Glazing
No Amendments**

**Chapter 25
Gypsum Board Panel Products and Plaster
No Amendments**

**Chapter 26
Plastic
No Amendments**

**Chapter 27
Electrical
No Amendments**

**Chapter 28
Mechanical Systems
No Amendments**

**Chapter 29
Plumbing Systems
No Amendments**

**Chapter 30
Elevators and Conveying Systems
No Amendments**

**Chapter 31
Special Construction
No Amendments**

**Chapter 32
Encroachments into the Public Right-Of-Way
No Amendments**

**Chapter 33
Safeguards during Construction
No Amendments**

**Chapter 34
Reserved**

**Chapter 35
Referenced Standards
No Amendments**

**Chapter 36
Annual Facilities Program**

3601.1 Scope. Annual Facilities Program. The Annual Facilities Program is an administrative system intended to simplify the permitting and inspection process for qualified facilities. This program allows for City review of plans and inspections completed by the agent in charge of construction for qualified facilities. Additional permits shall be required in accordance with Section 105 of the City of Casa Grande Building and Technical Administrative Code 2018 Edition for work that increases floor area or establishes or changes the occupancy of a space. The Annual Facilities Program shall administer all permits issued for qualified facilities registered under this program. This permit process shall not preempt compliance with the technical requirements of this Code or with other city, county, state or federal laws and regulations.

3601.1.1 Limitations:

1. Existing buildings with occupancy types A, B, E, F, I, M and S
2. All H occupancy Annual Facility Permits will be issued at the discretion of the Building Official depending on the level of hazard.
3. May include changes to existing SES

3601.1.2 Excluded: (Construction work requiring a permit in addition to the Annual Facilities Program Permit)

1. Changes requiring Civil, Engineering, or Planning Review
2. Change of use or occupancy classification
3. Changes that increase the number of sprinkler heads
4. Projects that increase floor area
5. Changes to the exiting of the building
6. All new additions, accessory structures and tenant Improvements on the interior and exterior of the building.
7. Adding new electrical equipment or branch circuits for all additions, and tenant Improvements.
8. Adding new plumbing equipment or piping for all additions and tenant Improvements.
9. Adding new gas equipment and piping for all additions and tenant improvements.
10. Adding new HVAC equipment for all additions and tenant Improvements.

3601.2 Definitions. For the purpose of this section, certain terms are defined as follows:

AGENT means a person employed by a qualified facility owner as full-time staff or by contract, who is an architect or engineer registered in the State of Arizona.

CAMPUS means two or more buildings located on the same property and under the control of the qualified facility owner.

QUALIFIED FACILITY means a building, campus, structure, or building service equipment registered with the Annual Facilities Permit Program.

QUALIFIED FACILITY OWNER means a firm, corporation, political entity or property Management Company that occupies or controls the buildings, campus, structure or building service equipment and maintains such buildings and equipment in compliance with all provisions of this Code.

3601.3 Annual facilities permits.

3601.3.1 Initial application. Every applicant for an Annual Facilities Permit shall fill out a form provided by the Planning and Development Department and shall pay an application and registration fee as set forth in the City of Casa Grande's Consolidated Fee Schedule.

The application shall include the following:

1. The name of the person authorized to act on behalf of the qualified facility owner(s).
2. The name of the agent who will be responsible for code compliance of the work performed under the Annual Facilities Permit. When the agent is employed by contract, the builder and the person who is authorized to act on behalf of the qualified facility owners cannot be the same individual.
3. The location and total square footage of the entire facility at the site(s) intended to be included in the program. The building official shall take action on the application and the applicant shall be notified accordingly.

3601.3.2 Validity of the annual facilities permits. An Annual Facilities Permit shall be valid only as long as the named agent remains in the employ of the qualified facility owner in an active capacity.

If the agent should leave the employ of the qualified facility owner, such facility shall notify the building official within seven calendar days. The qualified facility owner shall obtain a replacement agent within 45 days of notification to the building official. If the building official is not notified within the prescribed period that a new agent has been obtained, the Annual Facilities Permit shall be suspended until such agent is obtained.

3601.3.3 Annual facilities permit transfers. An Annual Facilities Permit is not transferable.

3601.4 Annual facilities permit renewal. Annual Facilities Permits shall be renewed every 12 months by payment of a renewal fee as set forth in the City of Casa Grande's Consolidated Fee Schedule. Renewal fees shall be due and payable before the date of expiration of the permit or when a new application is required. Applications shall expire on December 31st of each year.

Any work performed after expiration or without a permit as specified in Section 105 of the City of Casa Grande Building and Technical Administrative Code shall be a violation of this code.

3601.5 Annual Facilities Permit operation. The agent shall notify the building official before the start of any work on facilities registered with the Annual Facilities Program.

The building official shall determine the nature and extent of plan review or inspections required. The agent shall be responsible for ensuring that qualified facilities comply with the substantive provisions of this code. The agent, as authorized by rules established by the Arizona Board of Technical Registration, shall assure work has been performed in accordance with this code.

3601.5.1 Plan reviews. Plans, drawings, diagrams, and /or other data describing such work shall be provided to the building official for review and to be determined if the scope of the work is deemed appropriate under the Annual Facilities Program before work commences. Plans shall be complete and comply with all the codes and ordinances applicable to the proposed work.

3601.5.2 Work report and inspections. All structural, architectural, plumbing, mechanical and electrical installations or construction shall be inspected at regular intervals. Facilities shall be subject to inspection at regular intervals prior to the finalization of the permit.

3601.5.3 Construction compliance. The agent and the qualified facility owner are jointly responsible for assuring that all work performed at the qualified facility complies with all technical requirements of all applicable construction codes whether or not such work is specifically inspected.

3601.6 Revocation of annual facilities permit. The building official may suspend or revoke an Annual Facilities Permit when the qualified facility fails to comply with any of the program policies or for willful violation of any provision of this Code. Violations that may result in annual permit suspension or revocation include, but are not limited to, one or more of the following:

1. Performing construction work without an agent as required in this section.
2. Performing construction work without the agent's knowledge or consent.
3. Concealing work without inspection approval or authorization.
4. Refusal to uncover concealed work.
5. Construction or installing work contrary to inspection orders.
- 6 Performing construction work prior to approval from the Annual Facilities Program.
7. Failure to report all construction work done under authority of the annual permit.
8. Refusal to eliminate unsafe hazards.
9. Failure to remain current on payment for plan review and inspection services.

An Annual Facilities Permit may be reinstated after all violations have been remedied to the satisfaction of the building official. If compliance involves actual work, a separate permit as required under Section 105 of the City of Casa Grande Building and Technical Administrative Code must be obtained and such permit is subject to regular permit fees as required. An investigation fee shall be paid in the amount equal to that prescribed in the City of Casa Grande Building and Technical Administrative Code.

Reinstatement of an annual permit, which has been suspended or revoked, requires payment of a new Annual Facilities Permit Fee, as prescribed in this Section.

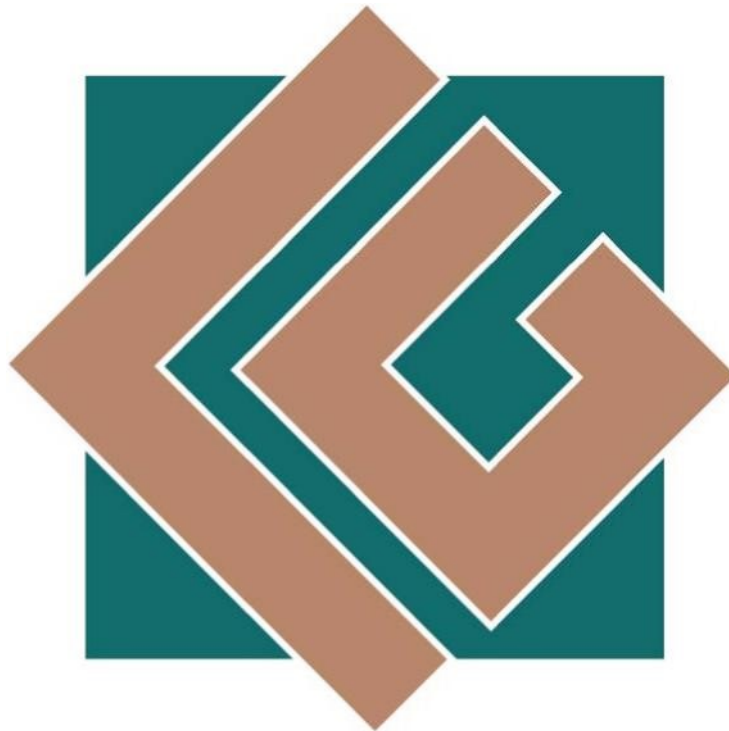
Appendix C
Group U--Agricultural Buildings
No Amendments

Appendix I
Patio covers
No Amendments

City of Casa Grande

Amendments to the International Residential Code for One- and Two-family Dwellings, 2018 Edition

**Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:**



**By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122**

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Chapter 1

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

Chapter 2 DEFINITIONS

Replace the existing definition of “Townhouse” with the following:

TOWNHOUSE. A single-family dwelling unit constructed in a group of attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

Chapter 3 BUILDING PLANNING

Delete and replace Table 301.2(1) as follows:

SECTION R301 DESIGN CRITERIA

Table 301.2(1)

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Under - layment Required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topo Effects		Weathering	Frost Line	Termite					
0	115	Varies	B	Negligible	0	Heavy	34	No	Per FIRM	50	67

Section R 309 Garages and Carports

Delete and replaces section R309.5 as follows:

R309.5 Fire Sprinklers. Private garages shall be protected by fire sprinklers where the

structure is protected by a residential fire sprinkler system and the garage wall has been designed based on Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 GPM/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

Delete and replace sections R313.1 and R313.2 as follows:

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system may be installed in townhouses. Townhouse structures exceeding five thousand (5000) square feet per structure shall be provided an automatic sprinkler system per 2012 International Fire Code Section 903.2.8, as amended.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system may be installed in one- and two-family dwellings. One- and two-family dwellings exceeding five thousand (5000) square feet per structure shall be provided an automatic sprinkler system per 2012 International Fire Code Section 903.2.8, as amended.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

**Chapter 4
Foundations
No Amendments**

**Chapter 5
Floors
No Amendments**

**Chapter 6
Wall Construction
No Amendments**

**Chapter 7
Wall Covering
No Amendments**

Chapter 8
Roof-Ceiling Construction
No Amendments

Chapter 9
Roof Assemblies
No Amendments

Chapter 10
Chimneys and Fireplaces
No Amendments

Chapter 11
Energy Efficiency
No Amendments

Chapter 12
Mechanical Administration
No Amendments

Chapter 13
General Mechanical System Requirements
No Amendments

Chapter 14
Heating and Cooling Equipment and Appliances
No Amendments

Chapter 15
Exhaust Systems
No Amendments

Chapter 16
Duct Systems
No Amendments

Chapter 17
Combustion Air
No Amendments

Chapter 18
Chimneys and Vents
No Amendments

Chapter 19
Special Appliances Equipment and Systems
No Amendments

Chapter 20
Boilers and Water Heaters
No Amendments

Chapter 21
Hydronic Piping
No Amendments

Chapter 22
Special Piping and Storage Systems
No Amendments

Chapter 23
Solar Thermal Energy Systems
No Amendments

Chapter 24
FUEL GAS
No Amendments

SECTION G2415
PIPING SYSTEM INSTALLATION

Delete and replace section G2415.12 as follows:

G2415.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

Chapter 25
Plumbing Administration
No Amendments

Chapter 26
General Plumbing Requirements
No Amendments

Chapter 27
Plumbing Fixtures
No Amendments

**Chapter 28
Water Heaters
No Amendments**

**Chapter 29
Water Supply and Distribution
No Amendments**

**Chapter 30
Sanitary Drainage
No Amendments**

**Chapter 31
Vents
No Amendments**

**Chapter 32
Traps
No Amendments**

**Chapter 33
Storm Drainage
No Amendments**

**Chapter 34
General Requirements
No Amendments**

**Chapter 35
Electrical Definitions
No Amendments**

**Chapter 36
Services
No Amendments**

**Chapter 37
Branch Circuit and Feeder Requirements
No Amendments**

**Chapter 38
Wiring Methods
No Amendments**

Chapter 39
Power and Lighting Distribution
No Amendments

Chapter 40
Devices and Luminaires
No Amendments

Chapter 41
Appliance Installation
No Amendments

Chapter 42
Swimming Pools
No Amendments

Chapter 43
Class 2 Remote-Control and Power- Limited Circuits
No Amendments

Chapter 44
Referenced Standards
No Amendments

Appendix A
Sizing and Capacities of Gas Piping
No Amendments

Appendix B
Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods,
Category I Appliances, and Appliances Listed for use with Type B Vents
No Amendments

Appendix C
Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
No Amendments

Appendix D
Recommended Procedure for Safety Inspection of an Existing Appliance
Installation
No Amendments

APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS AND FACTORY BUILT BUILDINGS

SECTION AE101 SCOPE

Delete and replace AE101.1 as follows:

AE101.1 General. Factory-built buildings, manufactured homes and mobile homes shall comply with applicable laws of the State of Arizona and this code. The provisions of this section for factory-built buildings, manufactured homes and mobile homes take precedence over other code provisions which are inconsistent therewith. The general provisions of this code shall apply in all areas where there are not specific provisions in this section.

AE101.1.1 Arizona law. The construction of factory-built buildings and manufactured homes is regulated by the State of Arizona, Arizona Revised Statutes A.R.S., Section 41-2141 et seq, and is not included in this Code.

AE101.1.2 Manufactured home installation. The installation of manufactured homes and mobile homes, including connection to utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Casa Grande Manufactured Home Zoning Clearance Permit is required for Casa Grande Zoning Ordinance administration purposes. Connection to a water or sewer main requires a separate permit from the Planning and Development Department.

AE101.1.3 Factory-built building installation. The installation of factory-built buildings including their foundations and direct connection to sewer, water, gas or electric utilities, is regulated by the State of Arizona and is not included in this code, except that a City of Casa Grande Manufactured Home Zoning Clearance Permit is required for compliance with Casa Grande Zoning Ordinance requirements and with building code requirements pertaining to location on property and setback from other buildings or structures on the property. A City of Casa Grande building permit is required for all on-site construction including alteration of existing on-site sewer, water, gas or electrical systems, and for construction of all site improvements required by the Zoning Ordinance, such as design review elements, signs, parking, landscaping, site amenities and disabled accessibility. Connection to a water or sewer main requires a separate permit from the Planning and Development Department.

AE101.1.4 Alterations and additions. Repairs, alterations and site-built additions to factory-built buildings, mobile homes and manufactured homes are

regulated by this code and by the Zoning Ordinance and require City of Casa Grande permits.

AE101.1.5. Occupancy and use. Occupancy and use of a non-residential factory built-building is prohibited without first obtaining a certificate of occupancy from the building official, to verify compliance with the Zoning Ordinance and other applicable city codes and ordinances.

AE101.1.6. Flood Hazard Zone. New or replacement structures, additions, mechanical equipment and duct systems in a special flood hazard area shall comply with the City's special flood hazard regulations. Typically, these improvements are required to be elevated to or above the regulatory flood elevation and to provide elevation certificates that confirms compliance with these requirements.

SECTION AE102 REPAIRS, ALTERATIONS, AND ADDITIONS

AE102.1 Repairs, alterations, and additions. No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed, without first having obtained a permit from the building official for the specific work to be performed. All such work shall comply with the requirements of this Code. Additions shall be structurally separated from the manufactured home. Alterations shall require engineer stamped plans submitted to the building official.

Exception: A structural separation need not be provided when structural plans, details and calculations are provided to justify the omission of such separation.

AE201 DEFINITIONS

Replace the existing definition of "MANUFACTURED HOME" with the following:

1. **MANUFACTURED HOME** - A structure built in accordance with the National Manufactured Home Construction and Safety Standards Act and is transportable in one or more sections which, in the traveling mode, is 8 body feet (2438 body mm) or more in width or 40 body feet (12,192 body mm) or more in length or, when erected on site, is 320 or more square feet (30 m²), and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein.

Add the following definitions of "FACTORY BUILT BUILDING", "MANUFACTURED HOME ZONING CLERANCE PERMIT" and "MOBILE HOME" as follows:

2. **FACTORY BUILT BUILDING** - is a residential or non-residential building, including a dwelling unit or habitable room thereof, which is either wholly or in substantial part manufactured at an off-site location to be assembled on-site, except it does not include a manufactured home, recreational vehicle or mobile home.
3. **MOBILE HOME** is a structure built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a dwelling, when connected to on-site utilities, except that it does not include recreational vehicles or factory-built buildings.
4. **MANUFACTURED HOME ZONING CLEARANCE PERMIT** is the permit issued by the building official which authorizes the placement of a factory-built building, manufactured home or mobile home on a site. The permit shall authorize only the placement and specific connections to utility services. All other work on the site shall require a building permit issued by the building official in accordance with Section 105 of this code. Connection to a water or sewer main requires a separate permit from the Planning and Development Department.

SECTION AE301 INSTALLATION REQUIREMENTS

Delete and replace sections AE301.1 and AE301.4 as follows:

AE301.1 Installation requirements. No factory-built building, manufactured home or mobile home shall be moved onto or installed on any lot or site in the City of Casa Grande except in compliance with these provisions.

AE301.1.1 State insignia required. No person, firm or corporation shall move onto any site any factory-built building or manufactured home building unless such building bears a current, valid insignia of approval of the State of Arizona.

AE301.1.2 State permit required. No person, firm or corporation shall move onto any site any factory-built building, manufactured home or mobile home unless and until a permit for such installation has been obtained from the State of Arizona.

AE301.1.3 Manufactured Home Zoning Clearance permit required. No person firm or corporation shall move onto any site, or relocate on any site, any factory built building, manufactured home or mobile home until a Manufactured Home Zoning Clearance Permit has been issued by the City of Casa Grande building official. A site plan shall be submitted to the building official which shows all utility connections and all other information necessary to ascertain compliance

with the separation and area restrictions of other sections of this code, and with all provisions of the Zoning Ordinance. If the building official is satisfied that the work described by the documents submitted conform to this section and other applicable law, the Manufactured Home Zoning Clearance Permit shall be issued to the owner of the site or his authorized agent.

AE301.1.4 Fire protection.

All factory-built buildings must be protected pursuant to the adopted International Fire Code.

AE301.4 Exempted work. A permit shall not be required for the types of work specifically exempted by the applicable codes. Exemption from the permit requirements of any of said codes shall not be deemed to grant authorization for any work to be done in violation of the provisions of said codes or any other laws or ordinances of this jurisdiction.

SECTION AE302 PERMITS

Delete and replace sections AE302.1 and AE302.2 and AE302.3 as follows:

AE302.1 Building permit required. The person, firm or corporation obtaining the Manufactured Home Zoning Clearance Permit shall also apply for and obtain a building permit from the building official when one or more of the following conditions apply:

1. For all on-site construction which is required by or regulated by the Zoning Ordinance, such as for design review elements, signs, parking, landscaping, site amenities and accessibility.
2. For all construction, alterations or utility connections which is not part of the State-approved factory-built building, manufactured home, or mobile home including all interior fit-up, tenant improvement or remodeling work which is not specifically included in such State permit.
3. When a City of Casa Grande inspection is requested by the installer for work otherwise included in the State of Arizona installation permit, including but not limited to requests for utility clearance inspections.

All work subject to a building permit under this section is subject to all inspections and all technical requirements of this code and all other applicable city codes and ordinances. For administrative purposes, the building official may combine the Manufactured Home Zoning Clearance Permit and the city building permit into a single document.

AE302.2 Plans and specifications. Plans, engineering calculations, diagrams and other data as required by the Building Official shall be submitted in not less than two sets with each application for a permit. The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such. Where no unusual site conditions

exist, the Building Official may accept approved standard foundation plans and details in conjunction with the manufacturers approved installation instructions without requiring the submittal of engineering calculations.

AE302.3 Information on plans and specifications. Plans and specifications shall be drawn to scale, and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and shown in detail that it will conform to the provisions of these provisions and all relevant laws, ordinances, rules and regulations. The Building Official shall determine what information is required on plans and specifications to ensure compliance.

SECTION AE303 PERMITS ISSUANCE

Delete and replace sections AE303.1 and AE303.2 and AE303.3 as follows:

AE303.1 Issuance. The application, plans and specifications, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit, and the plans, specifications and other data filed therewith, conform to the requirements of these provisions, and other data filed therewith conform to the requirements of these provisions and other pertinent codes, laws and ordinances, and that the fees specified in Casa Grande Consolidated Fee Schedule have been paid, the Building Official shall issue a permit therefor to the applicant.

When the Building Official issues the permit where plans are required, the Building Official shall endorse in writing or stamp the plans and specifications reviewed for code compliance. Such reviewed plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the reviewed plans.

AE303.2 Retention of plans. One set of reviewed plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. One set of reviewed plans, specifications and computations shall be retained by the Building Official until final approval of the work.

AE303.3 Validity of permit. The issuance of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these provisions or other pertinent codes of any other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel these provisions shall be valid.

SECTION AE304 FEES

Delete and replace sections AE304.1; AE304.2; AE304.3.2; AE304.3.2.1; AE304.3.2.2; AE 304.3.3 and AE 304.3.3.3 as follows:

AE304.1 Permit fees. The fee for each manufactured home installation permit shall be established by the Mayor and Council of the City of Casa Grande in the current Consolidated Fee Schedule that may be modified from time to time.

AE304.2 Plan review fees. When a plan or other data are required to be submitted by Section AE302.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. Where plans are changed so as to require additional plan review, an additional plan review fee may be charged.

AE304.3.2 Investigation fees-work without a permit.

AE304.3.2.1 –Investigation. Whenever any work for which a permit is required by these provisions has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

AE304.3.2.2 Fees for work without a permit. Shall be as required in the City of Casa Grande Building and Technical Administrative Code Section 109.4.

AE304.3.3 Fee refunds

AE304.3.3.3 Plan review fee. The Building Official may authorize the refunding of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The Building Official shall not authorize the refunding of any fee paid, except upon written application by the original permittee not later than 180 days after the date of the fee payment.

**SECTION AE305
INSPECTIONS**

Delete and replace section AE305.5.2 as follows:

AE305.5.2 Structural inspections for accessory building and structures.

Inspections for accessory buildings and structures shall be made as set forth in the City of Casa Grande Building and Technical Administrative Code Section 113.3

**AE504
STRUCTURAL ADDITIONS**

Delete and replace section AE504.1 as follows:

AE504.1 Attached and detached accessory structures, additions and

appurtenances

- A) Attached Structures, additions and appurtenances
 - 1. Pre-Engineered awnings, shade structures, carports, and similar structures when structurally supported by, or attached to, park homes, manufactured homes and mobile homes shall be installed in accordance with the manufacture's installation and engineering requirements.
 - 2. Wood or metal framed site built, awnings, shade structures, carports, and similar attached structures shall be constructed and attached to the park home, manufactured or mobile home in accordance with the International Residential Code construction requirements and supported by supplemental engineering.
- B) Detached Structures, additions and appurtenances
 - 1. Pre-Engineered storage buildings, shade structures, carports, and similar structures shall be constructed in accordance with the manufacture's installation and engineering requirements.
 - 2. Wood or metal framed site built, storage buildings, shade structures, carports, and similar structures shall be constructed in accordance with the International Residential Code construction requirements.
- C) Factory-built additions that fall under the permitting and inspection jurisdiction of the Arizona Office of Manufactured Housing shall be exempt from compliance with these provisions.

AE505 BUILDING SERVICE EQUIPMENT

Add section AE505.2 as follows:

AE505.2 Skirting and permanent perimeter enclosures. Skirting and permanent perimeter enclosures shall be installed. Skirting, shall be of material suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures shall be constructed of materials as required by this code.

SECTION AE606 REFERENCED STANDARDS

ANSI A119.5 American National Standards Institute
ASTM C 270—04 Specification for Mortar for Unit Masonry AE602
NFPA 501—17 Standard on Manufactured Housing

APPENDIX G PIPE STANDARDS FOR VARIOUS APPLICATIONS NO AMENDMENTS

APPENDIX H PATIO COVERS

NO AMENDMENTS

**APPENDIX J
PRIVATE SEWAGE DISPOSAL
NO AMENDMENTS**

**APPENDIX K
EXISTING BUILDINGS AND STRUCTURES
NO AMENDMENTS**

**APPENDIX Q
TINY HOUSES
NO AMENDMENTS**

**APPENDIX T
SOLAR-READY PROVISIONS DETACHED ONE-AND TWO-FAMILY DWELLINGS
AND TOWNHOUSES
NO AMENDMENTS**

**APPENDIX U
PARK MODELS**

AU101.1 General. Construction Activity on Park Model Homes shall be subject to compliance with these codes as follows:

1. Construction, alteration and repair of any foundation system.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting to water, fuel, or power supplies and sewage systems.
3. Alterations, additions or repairs.
4. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures, and their building service equipment.
5. New and replacement Park Model Home installation.
6. New or replacement structures, additions, electrical systems, heating, ventilation, air conditioning, plumbing, mechanical equipment and duct systems in a specific flood hazard area shall comply with the City's specific flood hazard regulation.

AU102.1 Flood Hazard Zone. New or replacement structures, additions, mechanical equipment and duct systems in a special flood hazard area shall comply with the City's special flood hazard regulation. Typically, these improvements are required to be elevated to or above the regulatory flood elevation and to provide elevation certificates that confirms compliance with these requirements.

SECTION AU103 REPAIRS, ALTERATIONS, AND ADDITIONS

AU103.1 Repairs, alterations, and additions. No person shall repair, alter or add on to a factory-built building, manufactured home or a mobile home after the unit has been installed, without first having obtained a permit from the building official for the specific work to be performed. All such work shall comply with the requirements of this Code. Additions shall be structurally separated from the manufactured home. Alterations shall require engineer stamped plans submitted to the building official.

Exception: A structural separation need not be provided when structural plans, details and calculations are provided to justify the omission of such separation.

AU201 DEFINITIONS

PARK MODEL HOMES. A recreational vehicle (unit) built on a single chassis, mounted on wheels and designed to be connected to utilities necessary for operation of installed fixtures and appliances and has a gross trailer area of not less than three hundred twenty square feet and not more than four hundred square feet when it is set up, except that it does not include fifth wheel trailers. Units shall be constructed to American National Standards Institute A119.5

SECTION AU301 PERMITS

AU301.1 Initial installation. A park model home shall not be installed on a foundation system, reinstalled or altered without first obtaining a Site Plan Review Permit for zoning clearance and an installation permit from the Building Official. A separate permit shall be required for each park model home installation. When approved by the Building Official, such permit may include accessory buildings and structures, and their building service equipment, when the accessory buildings or structures will be constructed in conjunction with the park model home installation.

SECTION AU302 APPLICATION FOR PERMIT

AU302.1 Application. To obtain a park model home installation permit and a Site Plan Review Permit, the applicant shall first file an application, in writing, on a form furnished by the Building Official for that purpose. At the option of the Building Official, every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications, and other data as required in Section AE302.2.
5. Be accompanied by a soil investigation when required by Section AE502.2.
6. State the valuation of any new building or structure; or any addition, remodeling or alteration to an existing building.
7. Be signed by permittee, or permittee's authorized agent, who may be required to submit evidence to indicate such authority.
8. Give such other data and information as may be required by the Building Official.

AU302.2 Plans and specifications. Plans, engineering calculations, diagrams and other data as required by the Building Official shall be submitted in not less than two sets with each application for a permit. The Building Official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such. Where no unusual site conditions exist, the Building Official may accept approved standard foundation plans and details in conjunction with the manufacturers approved installation instructions without requiring the submittal of engineering calculations.

AU302.3 Information on plans and specifications. Plans and specifications shall be drawn to scale, and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and shown in detail that it will conform to the provisions of these provisions and all relevant laws, ordinances, rules and regulations. The Building Official shall determine what information is required on plans and specifications to ensure compliance.

SECTION AU303 PERMITS ISSUANCE

AU303.1 Issuance. The application, plans and specifications, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit, and the plans, specifications and other data filed therewith, conform to the requirements of these provisions, and other data filed therewith conform to the requirements of these provisions and other pertinent codes, laws and ordinances, and that the fees specified in Casa Grande Consolidated Fee Schedule have been paid, the Building Official shall issue a permit therefor to the applicant.

When the Building Official issues the permit where plans are required, the Building Official shall endorse in writing or stamp the plans and specifications reviewed for code compliance. Such reviewed plans and specifications shall not be changed, modified or altered without authorization from the Building Official, and all work shall be done in accordance with the reviewed plans.

AU303.2 Retention of plans. One set of reviewed plans and specifications shall be returned to the applicant and shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress. One set of reviewed plans, specifications and computations shall be retained by the Building Official as a permanent record.

AU303.3 Validity of permit. The issuance of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of these provisions or other pertinent codes of any other ordinance of the jurisdiction. No permit presuming to give authority to violate or cancel these provisions shall be valid.

SECTION AU304 FEES

AU304.1 Permit fees. The fee for each manufactured home installation permit and Site Plan Review Permit shall be established by the Mayor and Council of the City of Casa Grande in the current Consolidated Fee Schedule that may be modified from time to time.

AU304.2 Plan review fees. When a plan or other data are required to be submitted by Section AU302.2, a plan review fee shall be paid at the time of submitting plans and specifications for review. Where plans are changed so as to require additional plan review, an additional plan review fee may be charged

AU304.3.2 Investigation fees-work without a permit.

AU304.3.2.1 –Investigation. Whenever any work for which a permit is required by these provisions has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

AU304.3.2.2 Fees for work without a permit. Shall be as required in the City of Casa Grande Building and Technical Administrative Code Section 109.4.

AU304.3.3 Fee refunds

AU304.3.3.3 Plan review fee. The Building Official may authorize the refunding of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. No refund of the plan review fee shall be made after plan review has started. The Building Official shall not authorize the refunding of any fee paid, except upon written application by the original permittee not later than 180 days after the date of the fee payment.

SECTION AU305 INSPECTIONS

AU305.1 Structural inspections for accessory building and structures.

Inspections for accessory buildings and structures shall be made as set forth in the City of Casa Grande Building and Technical Administrative Code Section 113.3

**AU306
STRUCTURAL ADDITIONS****AU306.1 Accessory structures, additions and appurtenances**

- A) Attached Structures, additions and appurtenances.
 - 1. Pre-Engineered awnings, shade structures, carports, and similar structures when structurally supported by, or attached to, park homes, shall be installed in accordance with the manufacturer's installation and engineering requirements.
 - 2. Wood or metal framed site built, awnings, shade structures, carports, and similar attached structures shall be constructed and attached to the park home in accordance with the International Residential Code construction requirements and supported by supplemental engineering.
- B) Detached Structures, additions and appurtenances.
 - 3. Pre-Engineered storage buildings, shade structures, carports, and similar structures shall be constructed in accordance with the manufacture's installation and engineering requirements.
 - 4. Wood or metal framed site built, storage buildings, shade structures, carports, and similar structures shall be constructed in accordance with the International Residential Code construction requirements.
- C) Factory-built additions that fall under the permitting and inspection jurisdiction of the Arizona Office of Manufactured Housing shall be exempt from compliance with these provisions.

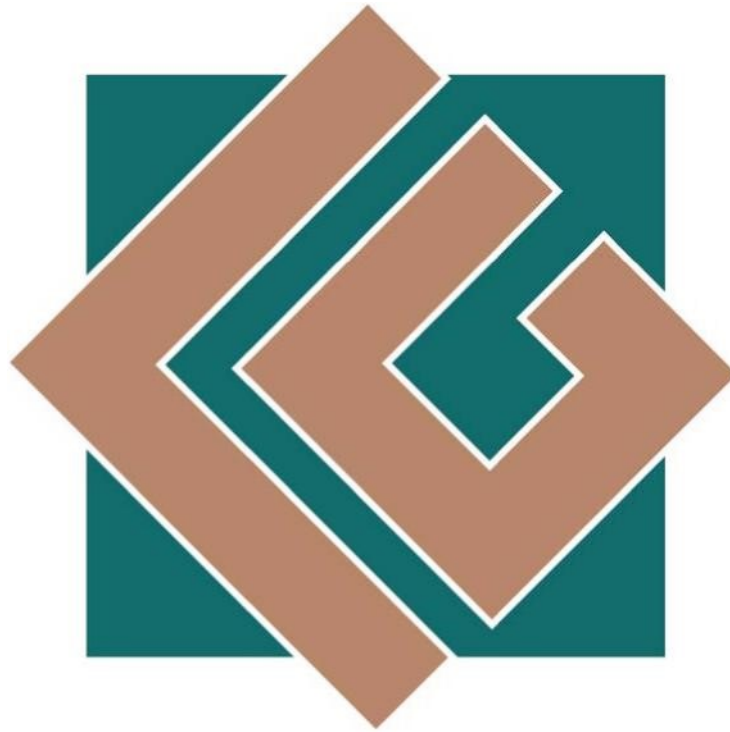
**AU307
BUILDING SERVICE EQUIPMENT**

AU307.1 Skirting and permanent perimeter enclosures. Skirting and permanent perimeter enclosures shall be installed. Skirting, shall be of material suitable for exterior exposure and contact with the ground. Permanent perimeter enclosures shall be constructed of materials as required by this code for regular foundation construction.

City of Casa Grande

Amendments to the International Mechanical Code, 2018 Edition

Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:



By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122

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ALL RIGHTS RESERVED

Chapter 1
SCOPE AND ADMINISTRATION

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

Chapter 2
Definitions
No Amendments

Chapter 3
General Regulations
No Amendments

Chapter 4
Ventilation
No Amendments

Chapter 5
Exhaust Systems
No Amendments

Chapter 6
Duct Systems
No Amendments

Chapter 7
Combustion Air
No Amendments

Chapter 8
Chimneys and vents
No Amendments

Chapter 9
Specific Appliances, Fireplaces and solid Fuel-Burning-equipment
No Amendments

Chapter 10
Boilers, Water heaters and Pressure Vessels
No Amendments

Chapter 11
Refrigeration
No Amendments

Chapter 12
Hydronic Piping
No Amendments

Chapter 13
Fuel Oil Piping and Storage
No Amendments

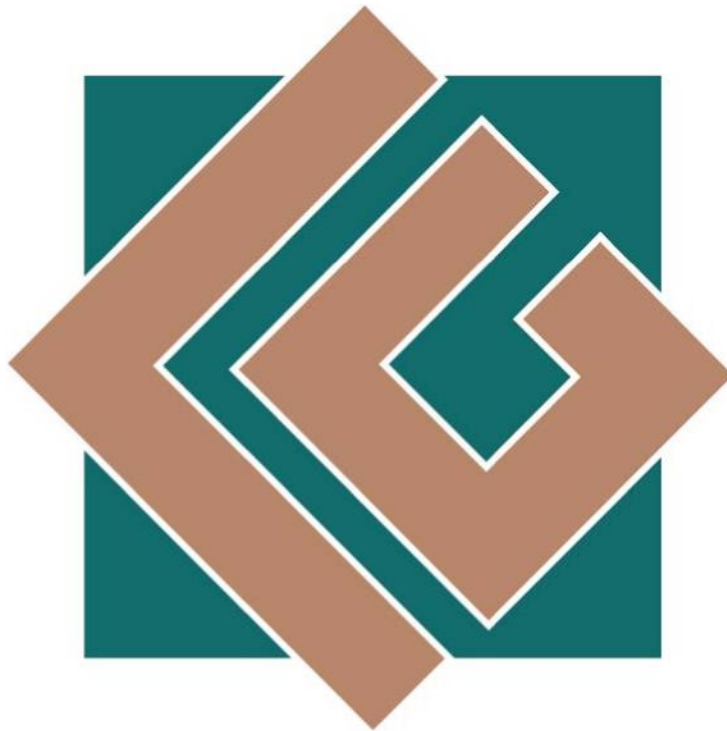
Chapter 14
Solar Thermal Systems
No Amendments

Chapter 15
Reference Standards
No Amendments

City of Casa Grande

Amendments to the National Electrical Code, 2017 Edition

Designated as a Public Record In:
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Pursuant to Casa Grande Resolution # _____
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Article 90
Introduction
No Amendments

Chapter 1
General
No Amendments

Chapter 2
Wiring and Protection

ARTICLE 210 Branch Circuits

210.52(G) 1. Garages. In each attached garage and in each detached garage with electric power, at least one receptacle outlet shall be installed in each vehicle bay and at not less than (18) inches and not more than 1.7 m (5 ½ ft.) above the floor.

ARTICLE 250 Grounding and Bonding

250.118 Types of Equipment Grounding Conductors. The equipment grounding conductor run with or enclosing the circuit conductors shall be one or more or a combination of the following:

(4) Electrical metallic tubing with an additional equipment grounding conductor.

Chapter 3
Wiring Methods and Materials
No Amendments

Chapter 4
Equipment for General Use
No Amendments

Chapter 5
Special Occupancies
No Amendments

Chapter 6
Special Equipment
No Amendments

Chapter 7
Special Conditions
No Amendments

Chapter 8
Communications Systems
No Amendments

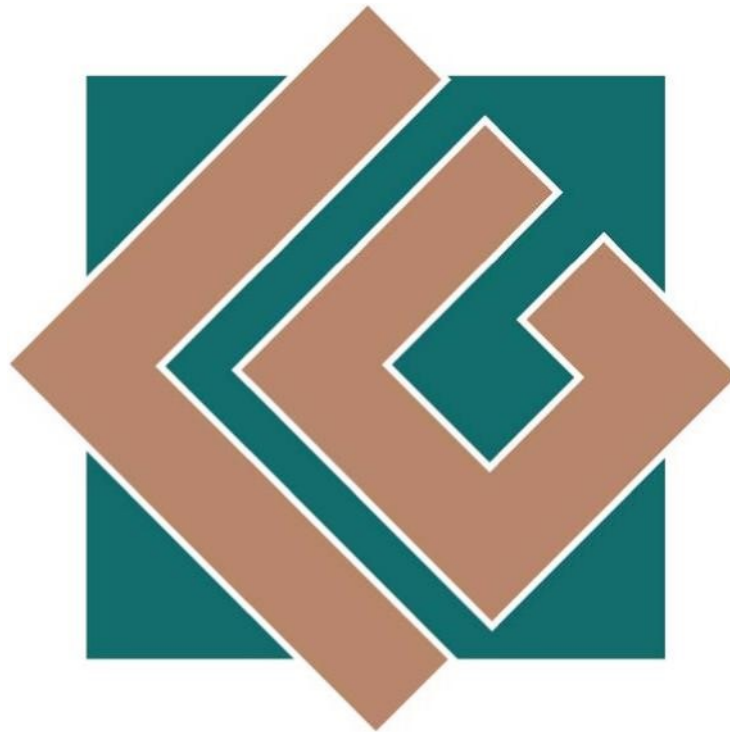
Chapter 9
Tables
No Amendments

Informative Annex
A, B, C, D, E, F, G, H, I, J
Product Safety Standards

City of Casa Grande

Amendments to the International Plumbing Code, 2018 Edition

Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:



By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122

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Chapter 1 Scope and Administration

Delete Chapter 1 and replace with the "City of Casa Grande Building and Technical Administrative Code" for the administrative provisions of this code.

Chapter 2 Definitions No Amendments

Chapter 3 General Regulations

Delete and replace sections 301.1, 301.1.1, and 312.5 as follows:

301.1 Scope. The provisions of this chapter shall govern the general regulations regarding the installation of plumbing not specific to other chapters.

301.1.1 Application. This Code shall apply to all piping and systems within, on, or under a building or structure and terminate ten feet outside the building or at the first required clean-out. At that point other City ordinances and inspections shall be enforced.

312.5 Water supply system test. Upon completion of a section of or the entire water supply system, the system, or portion completed, shall be tested and proved tight under a water pressure not less than one hundred and fifty per cent (150%) of the working pressure of the system; or, for piping systems other than plastic, by an air test of not less than 100 psi (688 kPa). This pressure shall be held for not less than 15 minutes. The water utilized for tests shall be obtained from a potable source of supply. The required tests shall be performed in accordance with this section and Section 107.

Chapter 4 Fixtures, Faucets and Fixture Fittings No Amendments

**Chapter 5
Water Heaters
No Amendments**

**Chapter 6
Water Supply and Distribution
No Amendments**

**Chapter 7
Sanitary Drainage
No Amendments**

**Chapter 8
Indirect/Special Waste
No Amendments**

**Chapter 9
Vents
No Amendments**

**Chapter 10
Traps and Interceptors
No Amendments**

**Chapter 11
Storm Drainage
No Amendments**

**Chapter 12
Special piping and storage systems
No Amendments**

**Chapter 13
Nonpotable Water Systems
No Amendments**

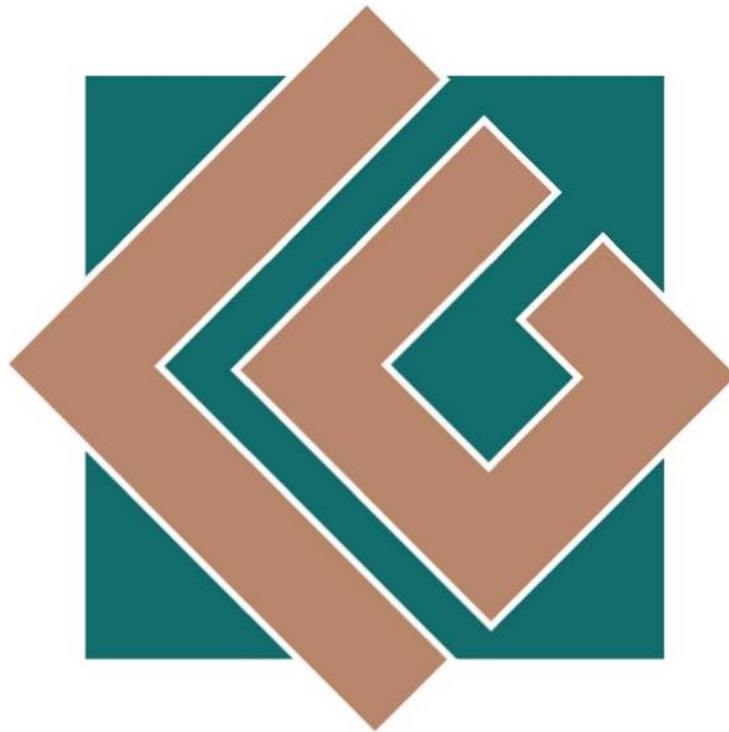
**Chapter 14
Subsurface Landscape Irrigation
No Amendments**

**Chapter 15
Reference Standards
No Amendments**

City of Casa Grande

Amendments to the International Fire Code, 2018 Edition

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CHAPTER 1 SCOPE AND ADMINISTRATION

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

[A] **101.1 Title.** These regulations shall be known as the Fire Code of the City Casa Grande hereinafter referred to as "this code."

[A] **101.2.1 Appendices.** The following appendices are adopted as part of this code by the City of Casa Grande: Appendices A BOARD OF APPEALS, B FIRE-FLOW REQUIREMENTS FOR BUILDINGS, C FIRE HYDRANT LOCATIONS AND DISTRIBUTION, D FIRE APPARATUS ACCESS ROADS, E HAZARD CATAGORIES, F HAZARD RANKING, G CRYOGENIC FLUIDS-WEIGHT AND VOLUME EQUIVALENTS, H HAZRDSOUS MATERIALS MANAGEMENT, I FIRE PROTECTION SYSTEMS-NON- COMPLIANT CONDITIONS, K CONSTRUCTION REQUIREMENTS FOR EXISTING AMBULATORY CARE FACILITIES, L REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHING SYSTEMS, N INDOOR TRADE SHOWS AND EXHIBITIONS and O SPECIAL EVENT GUIDELINES.

SECTION 105 PERMITS

105.7.26 Access-controlled egress doors. A construction permit is required to install or modify the connection to the fire alarm system for access-controlled egress doors in accordance with Section 1008.1.3.4.

105.7.27 Delayed egress locks. A construction permit is required to install to the fire alarm system for delayed egress locks in accordance with Section 1008.1.8.6.

SECTION 107 INSPECTIONS

107.5 On-site construction documents. One set of code official approved construction documents shall be on the job site for each inspection. Failure to have approved construction documents on site shall result in canceling the inspection and

is subject to assessment of a fee in accordance with the adopted fee schedule of the City of Casa Grande.

SECTION 112 STOP WORK ORDER

[A] **112.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$250.00 dollars or more than \$2500.00 dollars per occurrence.

CHAPTER 2 DEFINITONS

SECTION 202 GENERAL DEFINITIONS

FIRE FLOW. The flow rate of a water supply, measured at 20 psi residual pressure that is available for firefighting.

FORCED AIR CURTAIN DESTRUCTOR. A forced air pit incinerator is utilized for the purpose of disposal of waste vegetative debris.

PREEMPTION DEVICE. A listed and approved electronic device that receives a signal compatible with transmitters on emergency vehicles and that is used to automatically open or close fire apparatus access gates and all traffic control devices.

STANDBY PERSONNEL. Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be calculated by the city approved fee schedule.

OCCUPANCY CLASSIFICATIONS

Institutional Group I-1

This occupancy shall include buildings, structures or portions thereof for more than 10 persons who reside on a 24 hour basis in a supervised environment and receive custodial care. The persons receiving care are capable of self-preservation. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes

- Halfway houses
- Residential board and custodial care facilities
- Social rehabilitation facilities
- Six or fewer persons receiving care. A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the requirements of section 310.5.1 of the International Building Code as amended.
- Seven to ten persons receiving care. A facility such as above, housing not fewer than seven and not more than 10 persons receiving such care, shall be classified as Group R-4.

Institutional Group I-2. This occupancy shall include buildings and structures used for medical care on a 24-hour basis for more than six persons who are incapable of self-preservation. This group shall include, but not be limited to the following:

- Foster care facilities
- Detoxification facilities
- Hospitals
- Nursing homes
- Psychiatric hospitals
- Six or fewer persons receiving care. A facility such as the above with six or fewer persons receiving such care shall be classified as Group R-3 and shall comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or with Section P2904 of the International Residential Code requirements of section 310.5.1 of the International Building Code as amended.

Institutional Group I-4, day care facilities.

This group shall include buildings and structures occupied by more than six persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:

- Adult day care Child day care

Classification as Group E. A child day care facility that provides care for more than six but no more than 100 children 21/2 years or less of age, where the rooms in which the children are cared for are located on a level of exit discharge serving such rooms and each of these child care rooms has an exit door directly to the exterior, shall be classified as Group E.

Within a place of religious worship. Rooms and spaces within places of religious worship providing such care during religious functions shall be classified as part of the primary occupancy.

- Six or fewer persons receiving care. A facility having six or fewer persons receiving custodial care shall be classified as part of the primary occupancy.
- Six or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having five six or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

Residential Group R. Residential Group R includes, among others, the use of a building or structure, or a portion thereof, for sleeping purposes when not classified as an Institutional Group I or when not regulated by the International Residential Code. Assisted living and similar facilities shall meet the requirements of the Arizona Department of Health Services Title 9, Chapter 10, and Article 7 as required in addition to the requirements in this code. These may be known as “group care homes” or “care facilities”.

Residential Group R-3. Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

- Buildings that do not contain more than two dwelling units
- Boarding houses with 6 or fewer occupants
- Care facilities that provide accommodations for six or fewer persons receiving care
- Congregate living facilities with 6 or fewer occupants

Care facilities within a dwelling. Care facilities for six or fewer persons receiving care, that are within a single-family dwelling are permitted to comply with the International Residential Code and R-3 Residential Care/Assisted Living Facilities occupancies in existing structures with six or fewer occupants excluding staff shall meet the following requirements:

1. Smoke detectors shall be installed in all livable areas.
2. Posted evacuation map and emergency procedures.
3. Portable fire extinguishers in accordance to Section 906.1.

An automatic sprinkler system may be installed in accordance with Section 903.3.1.3 or with Section P2904 of the International Residential Code.

Residential Group R-4. This occupancy shall include care facilities in buildings, structures or portions thereof for more than six but not more than 10 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care. This group shall include, but not be limited to, the following:

- Alcohol and drug centers
- Assisted living facilities
- Congregate care facilities
- Convalescent facilities
- Group homes
- Halfway houses
- Residential board and custodial care facilities

- Social rehabilitation facilities

R-4 care facilities that have residents that are incapable of self-preservation shall be subject to all State licensing requirements applicable for such occupancies.

CHAPTER 3 GENERAL REQUIREMENTS

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

307.2.1 Authorization. No fire shall be kindled or any weeds or debris burned on any premises, street, alley vacant lot or agricultural land within the city limits without first obtaining a permit from the Pinal County Department of Air Pollution Control followed by issuance of a Fire Department permit pursuant to Section 105.6.32.

CHAPTER 4 EMERGENCY PLANNING AND PREPAREDNESS NO AMENDMENTS

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 and Appendix D.

503.1.4. Temporary Fire Department access. Temporary Fire Department access shall comply with Fire Department requirements. No construction on any project may proceed until such time as the fire protection plan for the project has been approved by the fire code official.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where automatic security gates are installed, they shall have a preemption device and a key override switch for entry and exit. The security gates and the emergency operation shall be maintained operational at all times.

1. The gate when fully opened shall provide a minimum clear width of 20 feet. The turning radius for fire department apparatus shall not be affected by the placement of the arm or gate.

2. When a fire apparatus access control device is installed the pre-emptive device (Opticom / Tomar) shall be compatible with existing fire department fire apparatus equipment.
3. The gate operation shall open at a rate of one foot per second. The gates shall remain open for a minimum of 2 minutes following emergency activation by the fire department.
4. A secondary emergency gate switch, (Knox Key Switch only) shall be used for 24 hour fire department access. The emergency key switch when activated shall bypass any occupant control and loop system and maintain the gates in the open position until deactivated by the fire department.
5. The emergency key switch shall be located at the card/code keypad pedestal and shall be mounted 6.5 feet from the ground.
6. A battery back-up system shall be installed. In case of a power outage the gate shall fault into the open position until power is restored.
7. An approved manual override mechanism shall be installed. The manual override mechanism shall disengage the devices operating system. The manual override shall be simple, obvious operation readily identifiable by signage or other means.
8. Maintenance Contract: proof of an annual maintenance contract for the gate insuring proper operation.

SECTION 507 FIRE PROTECTION WATER SUPPLIES

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method and in accordance with Appendix B as amended. The Fire Chief may require an approved independent third party individual or firm to conduct a fire flow test prior to issuance of a Certificate of Occupancy.

507.3.1 Fire Flow Verification. The Fire Chief may require all new buildings or structures to provide fire flow verification according to the requirements in Appendix B as amended. Verification shall be conducted by an approved separate third party certifying the fire flow data.

507.5.1.2 Private Fire Hydrant Color. All fire hydrants shall have above ground barrels painted with a prime coat plus two coats of Red paint. The tops and nozzle caps shall be painted with the following capacity-indicating color scheme in accordance with NFPA 291: Light blue Class AA Rated capacity of 1500 gpm (5680 L/min) or greater Green Class A Rated capacity of 1000–1499 gpm (3785–5675 L/min) Orange Class B Rated capacity of 500–999 gpm (1900–3780 L/min) Red Class C Rated capacity of less than 500 gpm (1900 L/min) For rapid identification at night, the capacity colors shall be of reflective-type paint, per hydrant confidence testing procedures.

507.5.1.4 Fire Protection Water Supply. The water system is required to be looped with a minimum of two separate connections under the following conditions:

1. Dead end water line exceeds 100' for 6" lines or 400' for 8" lines.
2. Water lines serve a building over 52,000 sq. ft. (40,000 sq. ft. when used for any amount of high-piled storage).
3. Water lines serve a building over two stories.
4. Water lines serve more than one commercial building.
5. Water lines serve over 30 single-family residential units.
6. Water lines serve a Group "H" occupancy.
7. As otherwise required by the fire marshal.

Where two water connections are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between the water connections. Where two water connections are required, they shall be made to separate water lines where possible.

507.5.2 Inspection testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire Hydrant systems shall be maintained in an operative condition at all time and shall be repaired where defective. (Follow CGFD confidence testing of fire hydrant document.) Additions repairs, alterations and servicing shall comply with approved standards.

507.5.2.1 Water distribution system failure notification. Each water service provider serving areas within the city, whether municipal or private, shall notify the Fire Department of any failure in their water distribution system, hydrant repair, main breaks, pump failures, or other interruptions of water supply that may affect water supply for fire control purposes as soon as possible in writing. A 30 day written notification is required for any fire line service that is to be discontinued due to financial lack of financial payment.

507.5.2.2 Out of service hydrants: Any hydrant that is out of service shall have an out of service ring located on the 4 inch supply and shall remain in place until the hydrant is operational and approved by the Fire Chief.

507.5.7 Separate water supply. Water supply for sprinkler systems shall not be combined with the domestic water supply.

CHAPTER 6 BUILDING SERVICES AND SYSTEMS NO AMENDMENTS

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES NO AMENDMENTS

CHAPTER 8
INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS
NO AMENDMENTS

CHAPTER 9
FIRE PROTECTION AND LIFE SAFETY SYSTEMS

SECTION 903
AUTOMATIC SPRINKLER SYSTEMS

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided for Group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 5000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet.
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided for Group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

903.2.3 Group E. An automatic sprinkler system shall be provided for Group E occupancies as follows:

1. Throughout all Group E fire areas greater than 5,000 square feet in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

Exception: An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

903.2.4 Group F-1/F-2. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1/F-2 occupancy where one of the following conditions exists:

1. A Group F-1/F-2 fire area exceeds 5,000 square feet.
2. A Group F-1/F-2 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1/F-2 fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.
4. A Group F-1/F-2 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet.

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings with a Group I fire area.

Exceptions:

- An automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1 facilities.
- An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be allowed in Group I-1 facilities when in compliance with all of the following:
A hydraulic design information sign is located on the system riser; 2.2. Exception 1 of Section 903.4 is not applied; and Systems shall be maintained in accordance with the requirements of Section 903.3.1.2 and shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
- An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
- In buildings where Group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.
- Daycare or childcare facilities occurring in single-family dwellings.

903.2.7 Group M and B occupancies. An automatic sprinkler system shall be provided throughout buildings containing a Group M or B occupancy where one of the following conditions exists:

1. A Group M/B fire area exceeds 5,000 square feet.
2. A Group M/B fire area is located more than three stories above grade plane.
3. The combined area of all Group M/B fire areas on all floors, including any mezzanines, exceeds 5,000 square feet.

4. A Group M/B occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions:

1. R-4 occupancies, legally existing as of March 30, 2008, shall not be required to install an automatic sprinkler system unless there is an upward change in the number of occupants the facility is licensed to care for.
2. State Licensed residential care/assisted living facilities in which all of the care recipients are capable of self-preservation and responding to an emergency situation without assistance from another person.
3. State licensed residential care/assisted living facilities, legally existing as of March 30, 2008, in which some or all of the care recipients are incapable of self-preservation or of responding to an emergency situation without assistance from another person.
4. R-3 occupancies, and one- and two-family dwellings, built under the requirements of the International Residential Code with less than 5000 square feet of floor area. Unenclosed decks, patios, and similar building areas, as well as attached garages, shall not be included in determining the 5000 sq. ft. area

903.2.9 Group S-1 and S-2. An automatic sprinkler system shall be provided throughout all buildings containing Group S-1 occupancy where one of the following conditions exists:

1. Where a Group S-1 or S-2 fire area exceeds 5,000 square feet;
2. Where a Group S-1 or S-2 fire area is located more than three stories above grade; or
3. Where the combined area of all Group S-1 or S-2 fire areas on all floors, including mezzanines, exceeds 5,000 square feet.

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as follows:

1. Buildings two or more stories in height, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.
2. One-story buildings with a fire area containing a repair garage exceeding 5,000 square feet.
3. Buildings with a repair garage servicing vehicles parked in the basement.

903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 5,000 square feet shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.

903.6.2 Existing buildings with fire walls. Any addition, alteration or repair causing any portion of the building or structure divided by a fire wall or partition to exceed 5,000 square feet shall be required to conform to the requirements of Section 903.2 for that fire area.

903.7.1 Protection and security of sprinkler systems. All fire sprinkler risers shall be secured and protected from the environment by being located inside the building or structure with a direct exterior access.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.10 Interior Tenant Notification. Interior Tenant Notification shall be provided when monitoring of the fire sprinkler system is provided. Group R occupancies are exempt from this requirement.

- Shell Buildings: 1 (one) horn strobe shall be installed and operational within the interior space prior to final. When demising walls are present, 1 (one) horn-strobe shall be installed for each space. Multistory buildings shall require a minimum of 1 (one) horn-strobe per level.
- Tenant Improvements (Shell build-outs): 1 (one) horn-strobe shall be provided for each individual tenant. When a common area is provided serving multiple tenants, a minimum of 1 (one) horn-strobe in the common area shall be provided.

These requirements may be increased based on occupancy type or at the discretion of the fire chief.

CHAPTER 10 MEANS OF EGRESS NO AMENDMENTS

CHAPTER 11 CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 1103 FIRE SAFETY REQUIREMENTS FOR EXISTING BUILDINGS

1103.5.2 Group I-2. An automatic sprinkler system shall be provided throughout existing Group I-2 fire areas. The sprinkler system shall be provided throughout the floor where the Group I-2 occupancy is located, and in all floors between the Group I-2 occupancy and the level of exit discharge.

CHAPTER 12 ENERGY SYSTEMS NO AMENDMENTS

**CHAPTER 13-19
ENERGY SYSTEMS RESERVED
NO AMENDMENTS**

**CHAPTER 20
AVIATION FACILITIES
NO AMENDMENTS**

**CHAPTER 21
DRY CLEANING
NO AMENDMENTS**

**CHAPTER 22
COMBUSTIBLE DUST-PRODUCING OPERATIONS
NO AMENDMENTS**

**CHAPTER 23
MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES
NO AMENDMENTS**

**CHAPTER 24
FLAMMABLE FINISHES
NO AMENDMENTS**

**CHAPTER 25
FRUIT AND CROP RIPENING
NO AMENDMENTS**

**CHAPTER 26
FUMIGATION AND INSECTICIDAL FOGGING
NO AMENDMENTS**

**CHAPTER 27
SEMICONDUCTOR FABRICATION FACILITIES
NO AMENDMENTS**

**CHAPTER 28
LUMBER YARDS AND AGRO-INDUSTRIAL, SOLID BIOMASS AND
WOODWORKING FACILITIES
NO AMENDMENTS**

**CHAPTER 29
MANUFACTURE OF ORGANIC COATINGS
NO AMENDMENTS**

**CHAPTER 30
INDUSTRIAL OVENS
NO AMENDMENTS**

**CHAPTER 31
TENTS, TEMPORARY SPECIAL EVENT STRUCTURES AND OTHER MEMBRANE
STRUCTURES**

3103.8.2Location. Tents or membrane structures shall not be located within 10 feet (6096 mm) of *lot lines*, buildings, other tents or membrane structures, parked vehicles or internal combustion engines. For the purpose of determining required distances, support ropes and guy wires shall be considered as part of the temporary membrane structure or tent.

3106.5 Cooking appliances or devices. Outdoor assembly events with concession stands or booths using cooking appliances or devices shall comply with Sections 3106.5.3 and **Appendix O Special Event Guidelines**.

**CHAPTER 32
HIGH-PILED COMBUSTIBLE STORAGE
NO AMENDMENTS**

**CHAPTER 33
FIRE SAFETY DURING CONSTRUCTION AND DEMOLITIONS
NO AMENDMENTS**

**CHAPTER 34
TIRE REBUILDING AND TIRE STORAGE
NO AMENDMENTS**

**CHAPTER 35
WELDING AND OTHER HOT WORK
NO AMENDMENTS**

**CHAPTER 36
MARINAS
NO AMENDMENTS**

**CHAPTER 37
COMBUSTIBLE FIBERS
NO AMENDMENTS**

**CHAPTER 38
HIGHER EDUCATION LABORATORIES
NO AMENDMENTS**

**CHAPTER 39
PROCESSING AND EXTRACTION FACILITIES
NO AMENDMENTS**

**CHAPTER 40-49 Reserved
NO AMENDMENTS**

**CHAPTER 50
HAZARDOUS MATERIALS – GENERAL PROVISIONS
NO AMENDMENTS**

**CHAPTER 51
AEROSOLS
NO AMENDMENTS**

**CHAPTER 52
RESERVED
NO AMENDMENTS**

**CHAPTER 53
COMPRESSED GASES
NO AMENDMENTS**

**CHAPTER 54
CORROSIVE MATERIALS
NO AMENDMENTS**

**CHAPTER 55
CRYOGENIC FLUIDS
NO AMENDMENTS**

**CHAPTER 56
EXPLOSIVES AND FIREWORKS
NO AMENDMENTS**

**CHAPTER 57
FLAMMABLE AND COMBUSTIBLE LIQUIDS
NO AMENDMENTS**

**CHAPTER 58
FLAMMABLE GASES AND FLAMMABLE CRYOGENIC FLUIDS
NO AMENDMENTS**

**CHAPTER 59
FLAMMABLE SOLIDS
NO AMENDMENTS**

**CHAPTER 60
HIGHLY TOXIC AND TOXIC MATERIALS
NO AMENDMENTS**

**CHAPTER 61
LIQUEFIED PETROLEUM GASES
NO AMENDMENTS**

**CHAPTER 62
ORGANIC PEROXIDES
NO AMENDMENTS**

**CHAPTER 63
OXIDIZERS, OXIDIZING GASES AND OXIDIZING CRYOGENIC FLUIDS
NO AMENDMENTS**

**CHAPTER 64
PYROPHORIC MATERIALS
NO AMENDMENTS**

**CHAPTER 65
PYROXYLIN (CELLULOSE NITRATE) PLASTICS
NO AMENDMENTS**

**CHAPTER 66
UNSTABLE (REACTIVE) MATERIALS
NO AMENDMENTS**

**CHAPTER 67
WATER-REACTIVE SOLIDS AND LIQUIDS
NO AMENDMENTS**

**CHAPTERS 68 through 79
RESERVED
NO AMENDMENTS**

**CHAPTER 80
REFERENCED STANDARDS
NO AMENDMENTS**

**APPENDICES A, C, D, E, F, G, H, I, L, N
NO AMENDMENTS**

**APPENDIX B
FIRE FLOW REQUIREMENTS FOR BUILDINGS**

Delete and replace section B105.2 as follows:

B105.2 Buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings, Group R-3 and R-4 buildings and townhouses shall be as specified in Tables B105.2 and B105.1(2).

Exceptions:

1. All occupancies within the Central City and High School Redevelopment Districts as defined by Resolutions 2317, 2317.1, and 2588 (to be known collectively as the "Downtown Redevelopment District") are exempt from the requirements of Tables B105.2 and B105.1(2). All new construction and changes to occupancies within the Downtown Redevelopment District are also exempt from the requirements of Tables B105.2 and B105.1(2) but shall be required to have a Fire Protection System equipped to handle the fire flows required by Tables B105.2 and B105.1(2). Due to upgraded water systems occupancies located on Florence Street between Main Street and Florence Boulevard and occupancies located on Main Street between North Sacaton Street and Casa Grande Avenue are not exempt from the requirements of Tables B105.2 and B105.1(2). Future upgrades will be reviewed by the Fire Chief and occupancies placed in a non-exempt status.

**APPENDIX O
SPECIAL EVENT GUIDELINES**

AO101 Seating and/or Site Plans for Indoor or Outdoor Events. Detailed plans will eliminate most of the problems that occur when a Fire Inspector does an inspection. Promoters with events that require a permit must attach a scaled or detailed floor or site plan to the permit application. A plan will assist the Fire Department in determining if the event will be safe and in compliance with codes. The plans **must show** the following (provide what is applicable).

1. The location and width of all exit doors, aisles in large exhibitor areas, and the main event aisle ways.
2. The location, size, and identification number of exhibits, booths, cooking booths, and other displays spaces.

3. The location and **size** of propane (LPG) containers.
4. The location and width of the fire lanes and the location of fire hydrants.
5. The distance from tents to property lines, fences, and structures.
6. The location of fire extinguishers, exit lighting, and exit signs

AO102 Tents and Canopies: Tents exceeding 200 square feet and canopies exceeding 400 square feet require permits.

Construction documents. A detailed site and floor plan for tents, canopies, air-supported, air-inflated or tensioned membrane structures with an occupant load of 50 or more shall be provided with each application for approval. The floor plan shall indicate details of the means of egress, seating capacity, arrangement of the seating and location and type of any heating, food preparation and electrical equipment. The site plan shall indicate distances to lot lines, buildings, other temporary structures and parked vehicles. The temporary structure shall be no closer than 20 feet to the aforementioned (some exceptions may apply).

Access. Access points to the site, fire lanes and fire hydrants shall be indicated on the site plan. Fire lanes shall be a minimum 20 feet in width and maintained free of obstructions. Fire hydrants shall have a minimum, unobstructed clearance of 20 feet on all sides with clear access to one side from a fire lane.

Inspections. Required prior to occupancy/use.

AO102.1 Fire Safety Requirements

AO102.1.1 Flame-resistant treatment. Before a permit or approval is granted, the owner or agent shall file with the code official a certificate executed by an approved testing laboratory, certifying that the tents, air-supported, air-inflated or tensioned membrane structures and their appurtenances, sidewalls, drops and tops of temporary membrane structures, canopies, tarpaulins, floor coverings, bunting, combustible decorative materials and effects, including sawdust when used on floors or passageways, shall be composed of flame-resistant material or shall be treated with a flame retardant in an approved manner and meet the requirements for flame resistance as determined in accordance with NFPA 701, and that such flame resistance is effective for the period specified by the permit.

AO102.1.2 Label. Temporary membrane structures, tents or canopies shall have a permanently affixed label bearing the identification of size and fabric or material type.

AO102.1.3 Certification. An affidavit or affirmation shall be submitted to the code official and a copy retained on the premises on which the tent or

air-supported structure is located. The affidavit shall attest to the following information relative to the flame resistance of the fabric.

1. Names and address of the owners of the tent or air-supported structure.
2. Date the fabric was last treated with flame-resistant solution.
3. Trade name or kind of chemical used in treatment
4. Name of person or firm treating the material.
5. Name of testing agency and test standard by which the fabric was tested.

AO102.2 Combustible materials. The areas within and adjacent to the tent or air-supported structure, shall be maintained clear of all combustible materials or vegetation that could create a fire hazard within 20 feet from the structure. Combustible trash shall be removed at least once a day from the structure during the period the structure is occupied by the public.

AO102.3 Smoking. Smoking shall not be permitted in tents or air-supported structures. Approved "No Smoking" signs shall be conspicuously posted.

AO102.4 Open or exposed flame. Open flame or other devices emitting flame, fire or heat or any flammable or combustible liquids, gas, charcoal or other cooking device are permitted provided they meet the standards listed in the next section.

AO102.5 Spot lighting. Spot or effect lighting shall only be by electricity, and all combustible construction located within 6 feet of such equipment shall be protected with approved noncombustible insulation not less than 9.25 inches thick.

AO102.6 Vegetation removal. Combustible vegetation shall be removed from the area occupied by a tent, air-supported, air-inflated or tensioned membrane structure, temporary membrane structure or canopy and from areas within 30 feet of such structures.

AO102.7 Waste material. The floor surface inside tents, air-supported, air-inflated or tensioned membrane structures, temporary membrane structures or canopies and the grounds outside and within a 30-foot perimeter shall be kept clear of combustible waste. Such waste shall be stored in approved containers until removed from the premises.

AO102.8 Portable fire extinguishers. Fire extinguishers with a minimum 2A:10B:C classification are required. The number depends on the size of the structure.

A103 Concession stands/food vendors: Cooking Equipment and Food Warming Devices. Listed below are approved cooking/warming appliances:

1. Microwave and electric ovens

2. Electric steam tables
3. Electric cook top griddles
4. Electric single well deep fat fryer or wok

Propane/butane use is ***prohibited*** inside tents.

AO103.1 Extinguisher Required. A 2A:10BC fire extinguisher shall be available in each cooking area and a “**Type K**” extinguisher if deep fat frying or Woks are used.

AO103.2 Tents and Canopies, Outdoor Use for *Cooking* Booths. Cooking booths must have 10' of clearance on two sides.

AO103.2.1 Appliances with open-flame cooking tops, fryers, skillet frying, and WOKS cannot be located in a tent or under a canopy.

Exceptions Woks, and open flame cooking may occur in a booth constructed as follows. (Refer to drawing examples at the end of this Appendix O).

1. Use non-combustible siding and roofing materials to construct the main booth or
2. The main booth has a metal hood that vents out the top of the booth and the hood perimeter extends a minimum of 6" beyond all edges of cooking appliances.

AO103.2.1.1 When using Woks or when deep fat frying, each booth must have a “**Type K**” fire extinguisher. Booths with other types of cooking must have a 40BC type fire extinguisher. Fire extinguishers must have a tag attached showing the fire extinguisher was serviced within the last twelve months.

AO103.2.2 Propane or flammable liquids must not be stored inside.

AO103.2.3 Propane cylinders less than 500 water gallons in size must be **at least 10' from the booth**. Propane cylinders 500 water gallons in size must be **at least 25' from any booth**.

AO103.2.4 Appliances with open-flame cooking tops, fryers, skillet frying, and WOKS cannot be located in a tent or under a canopy. Open-flame cook tops are burners with visible flames that heat or make contact with Woks, skillets, pans, etc. A secondary hard lid covering the appliances, made of fire-resistive material, and separated by a minimum of 3 feet behind the main booth and from adjacent tents or canopies can be used.

AO104 Exhibit Booth and Display Requirements

AO104.1 Travel distance. The travel distance within a booth or a vendor's exhibit area to an accessible exit aisle shall not exceed 50 ft.

AO104.2 Construction. Booths constructed of combustible materials, foam, wood (< 2" x 4"), cloth, and/or ***plastic tarps shall be fire retardant.***

AO104.3 Exit in Exhibits. Booth, table and display areas shall be clearly marked so exhibits do not occupy or extend into exits and aisles. ***Do not block exit doors or fire alarm horns and pull stations, and fire extinguishers.***

AO105 Exits and Aisle Use. All exits shall be available for use by men, women, and children at all times and especially during a fire, or other emergency. Aisles and exits shown on the approved floor or site plans shall be kept clean, clear, and free from obstructions. Easels, signs, displays, and other objects shall not encroach into aisles and exits from the booth, display, or stage areas.

AO106 Fire Extinguishers. Each event shall have portable extinguishers, the **minimum size** must be a U.L. classification **2A 10BC** and cooking areas using oil must have a **40BC**, and when deep fat frying or using Woks a **"Type K"** is required. Extinguishers shall have a **current service tag** (serviced within the last 12 months), and be visible and accessible in the booth at all times.

AO107 Use of Propane at Special Events.

AO107.1 Indoor Use. The use of propane inside of buildings is **prohibited**.

AO107.1.2 Outdoor Use. Propane cylinders less than 500 water gallons in size must be at least 10' from any structure. Propane cylinders 500 water gallons in size must be at least 25' from the structure (not allowed under building eaves). Propane cylinders must be set on a firm foundation or be adequately secured and protected from potential damage.

AO108 Electrical Cords, Protection, and Use. Household rated (small thin type) extension cords, spliced cords or homemade receptacles are NOT permitted.

AO108.1 Protection. Cords subjected to foot or equipment traffic shall be protected from damage.

AO108.1.2. Cords 3/8" or less in diameter shall be covered with hard plastic "office cord covers" or an approved alternate method.

AO108.1.3. Cords equal to or larger than 3/8" in diameter shall use a plywood ramp style cover, or an approved alternate method.

All **cord covers** must be secured in place using tape, nails, or other methods.

AO109 Bouncy Houses/Inflatable Membrane Structures. Shall meet the following and manufacturer's installation and use instructions for staking/stability and safe operation.

AO109.1 Door operation. During high winds exceeding 5 miles per hour the use of doors in air-supported structures shall be controlled to avoid excessive air loss. Doors shall not be left open. *Because the design pressure is critical in maintaining the structural integrity of an air-supported structure, doors must not be kept open for extended periods. Controls on door usage help prevent excessive losses of internal pressure. When large openings are necessary, such as for vehicular traffic, vestibules help avoid excessive pressure loss.*

AO109.2 Fabric envelope design and construction. Air-supported and air-inflated structures shall have the design and construction of the fabric envelope and the method of anchoring in accordance with Architectural Fabric Structures Institute ASI77.

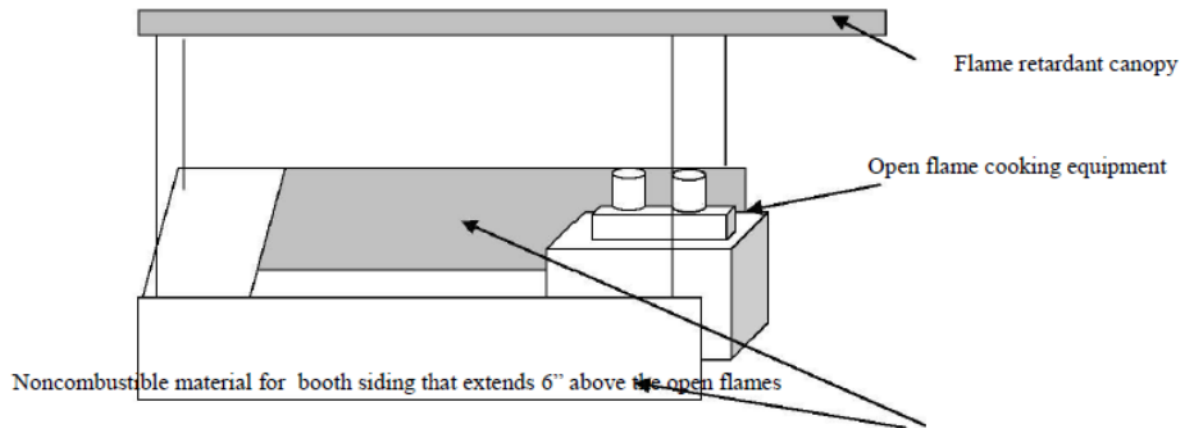
AO109.3 Blowers. An air-supported structure used as a place of assembly shall be furnished with not less than two blowers, each of which has adequate capacity to maintain full inflation pressure with normal leakage. The design of the blower shall be so as to provide integral limiting pressure at the design pressure specified by the manufacturer.

AO109.4 Auxiliary power. Places of public assembly for more than 200 persons shall be furnished with either a fully automatic auxiliary engine-generator set capable of powering one blower continuously for 4 hours, or a supplementary blower powered by an internal combustion engine which shall be automatic in operation. Power cords shall be secured so as not to provide a tripping hazard or be located where vehicle or other traffic may damage the cord, causing a fire or injury risk as per AO108.1

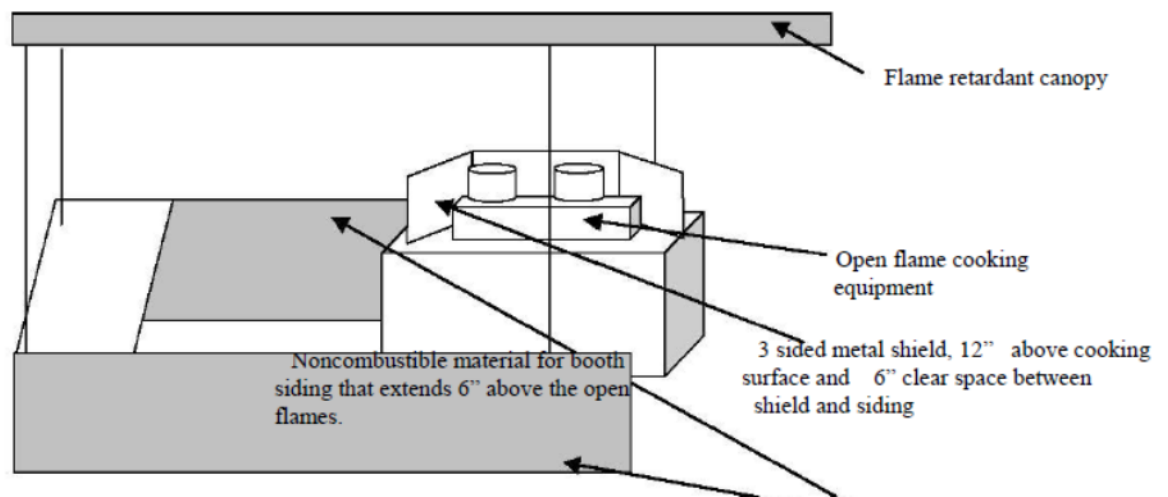
AO Figure 1 Booth Construction Examples

The following Examples of cooking booth construction or configurations that would be approved for use. The size, design or appearance is not being represented by the drawing only the concept of a cooking booth that will be safe and in compliance with the International Fire Code

Option 1: Open Flame Cooking with no frying or deep fat frying.

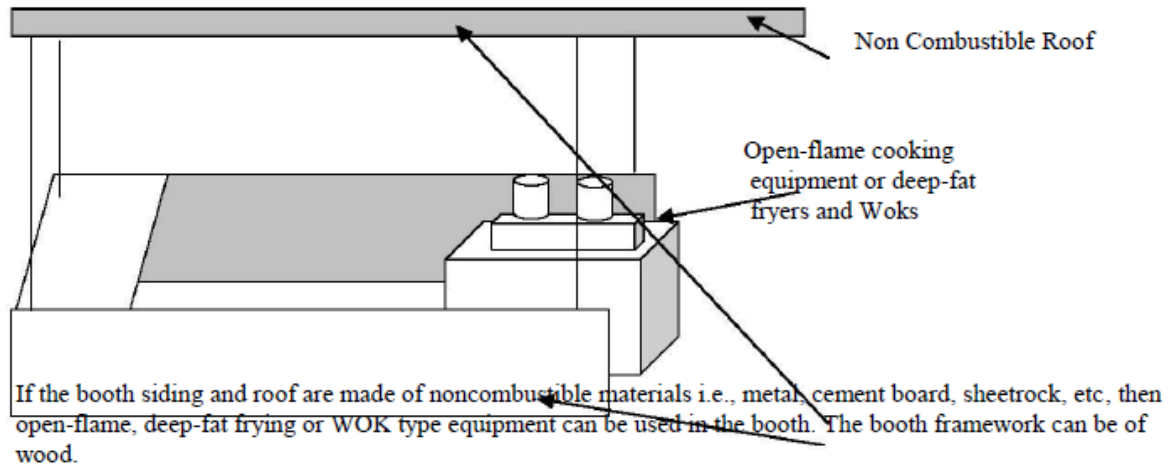


Option 2: Open Flame Cooking with no frying or deep fat frying.

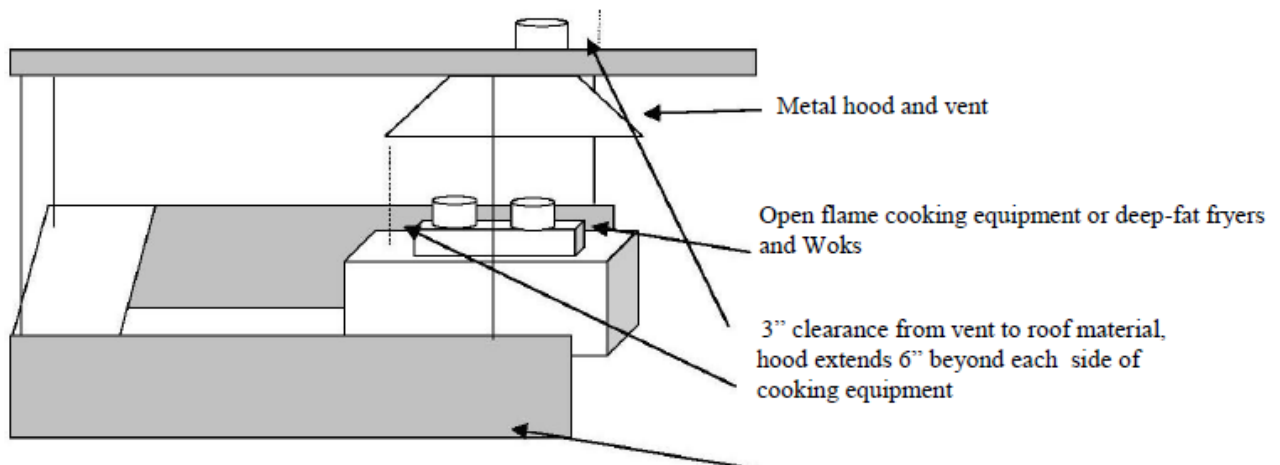


Refer to the following drawings for **additional configuration options** for open flame equipment, deep-fat frying or the use of Woks.

Option 3: Open-Flame Cooking or deep fat frying.

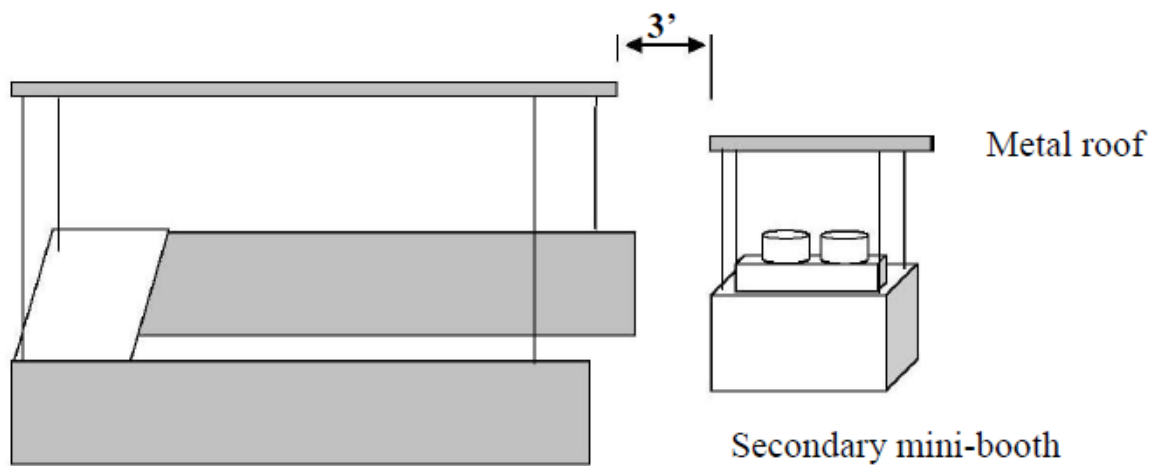


Option 4: Open-Flame Cooking or deep fat frying and Woks.



1. It has a metal hood that vents a couple feet above the roof.
2. The hood extends at least 6" beyond the perimeter of the cooking equipment.
3. The hood vent has at least 3" clearance from the roofing material unless a double-walled vent is used.
4. 12" clear space must be maintained between the cooking equipment and the sides of the booth unless the shield is used from Option 2 then 6" is permitted.

Option 5: Open-Flame Cooking or deep fat frying and Woks.



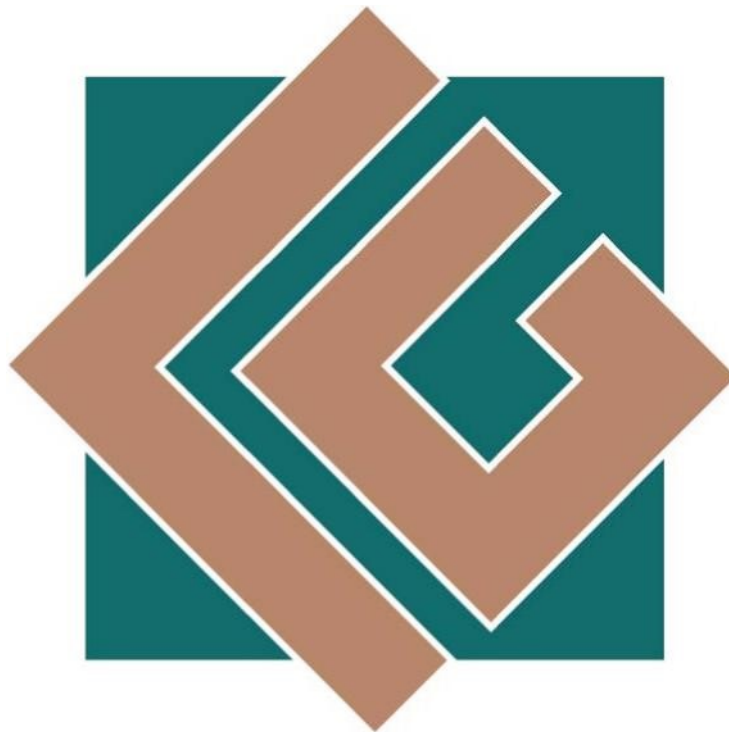
A booth made of fire retardant treated combustible material e.g., wood, fabric, etc, but without a hood and vent cannot have open-flame, deep-fat fryers or WOK type equipment under the booth roof covering or near its sides.

That type cooking equipment can be used if it is separated at least 3' from the sides and roof of the main booth and adjacent booths. The roof covering for the secondary mini-booth must be metal if located within 3' to 5' of the primary booth. Even if it is further away, it is not recommended to use fabric or other combustibles for that roof covering.

City of Casa Grande

Amendments to the International Existing Building Code, 2018 Edition

Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:



By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122

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Chapter 1

Delete Chapter and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

Chapter 2

Definitions

No Amendments

Chapter 3

Provisions for all Compliance Methods

No Amendments

Chapter 4

Repairs

No Amendments

Chapter 5

Prescriptive Compliance Method

No Amendments

Chapter 6

Classification of Work

No Amendments

Chapter 7

Alterations –Level 1

No Amendments

Chapter 8

Alterations – Level 2

No Amendments

Chapter 9

Alterations—Level 3

No Amendments

Chapter 10
Change of Occupancy
No Amendments

Chapter 11
Additions
No Amendments

Chapter 12
Historic Buildings
No Amendments

Chapter 13
Performance Compliance Methods
No Amendments

Chapter 14
Relocated or Moved Buildings
No Amendments

Chapter 15
Construction Safeguards
No Amendments

Chapter 16
Referenced Standards
No Amendments

Chapter A1
Seismic Strengthening for Unreinforced Masonry Bearing Wall Buildings
No Amendments

Chapter A2
Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms
No Amendments

Chapter A3
Prescriptive Provisions for Seismic Strengthening Of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings.
No Amendments

Chapter A4
Earthquake Risk Reduction in Wood-Framed Residential Buildings with soft, weak or open front walls.
No Amendments

**Chapter A5
Reference Standards
No Amendments**

**Appendix B
Supplementary Accessibility Requirements for Existing Buildings and Facilities.
No Amendments**

**Chapter C1
Gable end Retrofit for High-Wind Areas.
No Amendments**

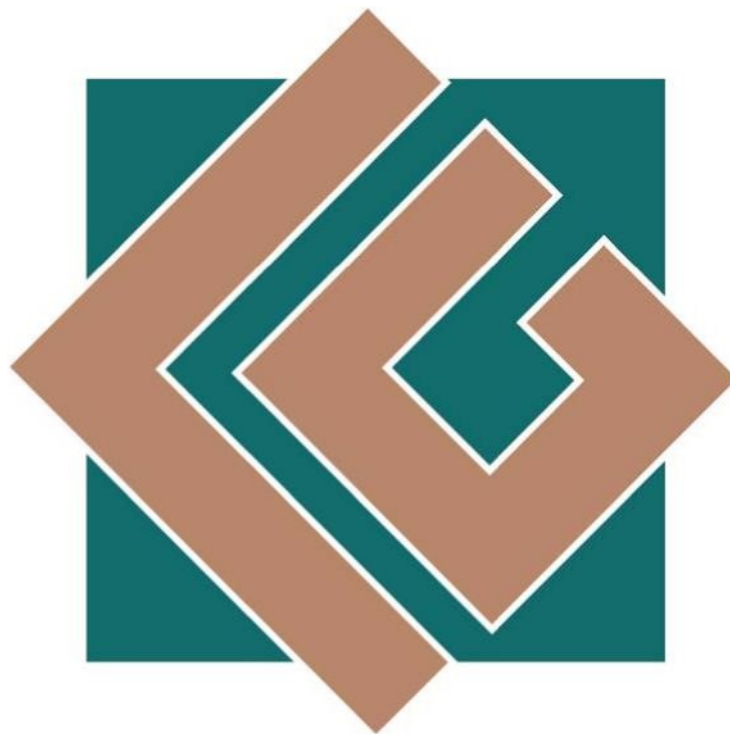
**Chapter C2
Roof Deck Fastening for High-Wind Areas.
No Amendments**

**Resource A
Guidelines on Fire Ratings of Archaic Materials and Assemblies
No Amendments**

City of Casa Grande

Amendments to the International Energy Conservation Code, 2018 Edition

Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:



By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122

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IECC --- Commercial Provisions

Chapter 1 SCOPE AND ADMINISTRATION

Retain Section C102.1, C102.1.1, C103.6.2 and Delete remaining Chapter 1 and replace with the "City of Casa Grande Building and Technical Administrative Code" for the administrative provisions of this code.

Chapter 2 Definitions No Amendments

Chapter 3 General Requirements No Amendments

Chapter 4 Commercial Energy

C401.2 Application. Commercial buildings shall comply with one of the following:

1. The requirements of ANSI/ASHRAE/IESNA 90.1.
2. The requirements of Sections C402 through C405 and C408. In addition, commercial buildings shall comply with Section C406 and tenant spaces shall comply with Section C406.1.1.
3. The requirements of Sections C402.5, C403.2, C403.3 through C403.3.2, C403.4 through C403.4.2.3, C403.5.5, C403.7, C403.8.1 through C403.8.4, C403.10.1 through C403.10.3, C403.11, C403.12, C404, C405, and C407 and C408. The building energy cost shall be equal to or less than 85 percent of the standard reference design building.
1. Compliance with the provisions of Section C408 are optional.

C408.3 Functional testing of lighting controls. Automatic lighting controls required by this code shall comply with this section.

C408.3.1 Functional testing. Prior to passing final inspection, a preliminary report of commissioning test procedures and results shall be completed and certified by the registered design professional or approved agency and provided to the building owner or owner's authorized agent. The report shall be identified as "Preliminary Commissioning Report - Lighting," and shall be provided to the *code official* from the building owner or owner's authorized agent. The preliminary report shall include the completed Commissioning Compliance Checklist, Figure C408.2.4, and shall identify:

1. Itemization of deficiencies found during testing required by this section that have not been corrected at the time of report preparation.
2. Deferred tests that cannot be performed at the time of report.
3. Schedule of when deferred tests will be performed.
4. Results of functional performance tests.
5. Functional performance test procedures used during the commissioning process, including measurable criteria for test acceptance. The preliminary and final commissioning reports shall provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the construction documents and manufacturer's instructions. Functional testing shall be in accordance with Sections C408.3.1.1 through C408.3.1.3 for the applicable control type.

**Chapter 5
Existing Buildings
No Amendments**

**Chapter 6
Referenced Standards
No Amendments**

**Appendix CA
Solar-Ready Zone—Commercial
No Amendments**

IECC--- Residential Provisions

Chapter 1

SCOPE AND ADMINISTRATION

Retain Section R102.1, R102.1.1, and Delete remaining Chapter 1 and replace with the “City of Casa Grande Building and Technical Administrative Code” for the administrative provisions of this code.

Chapter 2

Definitions

No Amendments

Chapter 3

General Requirements

No Amendments

Chapter 4

Residential Energy Efficiency

R406.3 Energy Rating Index. The Energy Rating Index (ERI), Energy Star (Hers) shall be determined in accordance with RESNET/ICC 301 except for buildings covered by the *International Residential Code*, the ERI reference design ventilation rate shall be in accordance with Equation 4-1

TABLE R406.4
MAXIMUM ENERGY RATING INDEX

CLIMATE ZONE	ENERGY RATING INDEX
1	57
2	64
3	57
4	62
5	61
6	61
7	58
8	58

RESNET testing & inspection protocol. The Residential Energy Services Network (RESNET) Mortgage Industry National Home Energy Rating System, Energy Star, Standards Protocol for third party testing and inspections, shall be deemed to meet the requirements of sections R402.4.1.1, R402.4.1.2 and R403.2.2 and shall meet the following conditions:

1. Third Party Testing and Inspections shall be completed by RESNET certified Raters or Rating Field Inspectors and shall be subject to RESNET Quality Assurance Field Review procedures.

2. Sampling in accordance with Chapter 6 of the RESNET Standards shall be performed by Raters or Rating Field Inspectors working under a RESNET Accredited Sampling Provider.
3. Third Party testing is required for the following items:
 1. R402.4.1.1 – Building Envelope – Thermal and Air Barrier Checklist
 2. R402.4.1.2 – Testing – Air Leakage Rate
 3. R403.2.2 – Sealing – Duct Tightness
4. The other requirements identified as “mandatory” in Chapter 4 shall be met
5. Alternate testing and inspection programs and protocols shall be allowed when approved by the Code Official.

**Chapter 5
Existing Buildings
No Amendments**

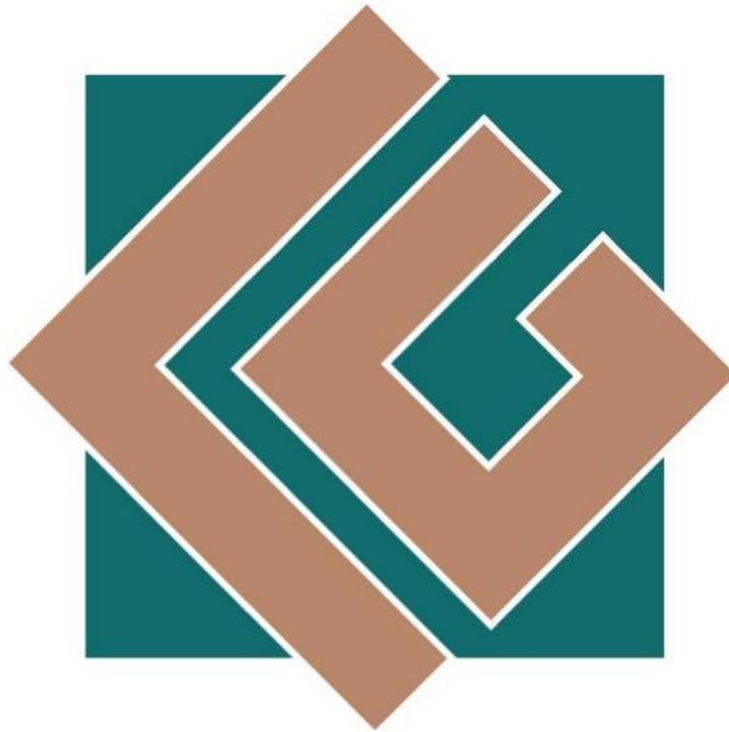
**Chapter 6
Referenced Standards
No Amendments**

**Appendix RA
Solar-Ready Provisions—Detached One-and Two-Family Dwellings and
Townhouses
No Amendments**

City of Casa Grande

City of Casa Grande Property Maintenance Code 2018 Edition

Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:



By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122

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Chapter 1 SCOPE AND APPLICATION

Part 1 - Scope and Application

SECTION 101 GENERAL

[A] 101.1 Title. These regulations shall be known as the *International Property Maintenance Code* of the City of Casa Grande, hereinafter referred to as "this code."

[A] 101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential structures and all existing *premises* and constitute minimum requirements and standards for *premises*, structures, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards, and for safe and sanitary maintenance; the responsibility of *owners*, *operators* and *occupants*; the *occupancy* of existing structures and *premises*, and for administration, enforcement and penalties.

[A] 101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of structures and *premises*. Existing structures and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

[A] 101.4 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or structures designated as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare. When such building or structure is deemed unsafe or in disrepair judged by the code official than the provisions of this code shall apply.

PART 2 — ADMINISTRATION AND ENFORCEMENT

SECTION 102 PROPERTY MAINTENANCE INSPECTION

[A] 102.1 General. The Building Official, or their designee, shall have the authority for administration of this code in accordance with the provisions of the City of Casa Grande Building and Administrative Code.

SECTION 103 APPROVAL

[A] 103.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

[A] 103.2 Used material and equipment. The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved by the Building Official.

[A] 103.3 Approved materials and equipment. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

Chapter 2 DEFINITIONS

SECTION 201: General

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Residential Code, International Zoning Code or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words "dwelling unit," "dwelling," "premises," "building," "rooming house," "rooming unit," "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

SECTION 202 GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

APPROVED. Approved by the code official.

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including a bathtub or shower.

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or sleeping unit.

BUILDING OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for occupancy.

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The costs shall include the actual costs of the demolition or repair of the structure less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; costs of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; title searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a *code official*, the governing body or board of appeals

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above a said lot or lots.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the structure.

EXTERIOR PROPERTY. The open space on the premises and on adjoining property under the control of owners or operators of such premises.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE SPACE. Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register or state or locally designated historic district.

HOUSEKEEPING UNIT. A room or group of rooms forming a single habitable space equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and bathtub or shower.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time.

INFESTATION. The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle that cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

LABELED. Equipment, materials or products to which have been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-labeled items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LET FOR OCCUPANCY or LET. To permit, provide or offer possession or occupancy of a dwelling, dwelling unit, rooming unit, building, premise or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

NEGLECT. The lack of proper maintenance for a building or structure.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a structure or premises which is let or offered for occupancy.

OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food or water; by other approved pest elimination methods.

PREMISES. A lot, plot or parcel of land, easement or public way, including any structures thereon.

PUBLIC WAY. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single habitable unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is

not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE. That which is built or constructed or a portion thereof.

TENANT. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a bathtub or shower.

ULTIMATE DEFORMATION. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WEED: A wild plant that is growing where it is not desirable and has not been intentionally planted. Weeds shall not include flowers, vegetables, herbs and landscaping groundcover that has been intentionally planted.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD. An open space on the same lot with a structure.

Chapter 3 GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and exterior property.

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises which they occupy and control.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: Approved retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All property that is developed property and vacant property two (2) acres or less in size shall be maintained free from weeds in excess of six (6) inches. Vacant undeveloped properties containing more than two (2) acres shall be maintained free from weed in excess of twenty-four (24) inches.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 114 of the Administrative Code. Alternatively, upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction may directly abate the violation in accordance with the provisions of Section 8.12.290 of the Code of the City of Casa Grande.

302.5 Rodent harborage. All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent re-infestation.

302.6 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

SECTION 303 EXTERIOR STRUCTURE

303.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

303.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;

3. Structures or components thereof that have reached their limit state;
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or
13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

303.2 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

303.3 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

303.4 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting

materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

303.5 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

303.6 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

303.7 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.

303.8 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

303.9 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

303.10 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

303.11 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.11.1 Openable windows. All windows that are needed for emergency exiting purposes shall be easily openable and capable of being held in position by window hardware.

303.12 Doors. All exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

303.13 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

303.14 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

303.15 Building security. Doors, windows or hatchways for dwelling units, room units or

housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

303.15.1 Doors. Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.15.2 Windows. Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

304.15.3 Basement hatchways. Basement hatchways that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

304.16 Gates. All exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

SECTION 305 INTERIOR STRUCTURE

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure containing a rooming house, housekeeping units, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are anchored with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of

supporting all nominal loads and resisting all load effects.

Exceptions:

1. When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

305.2 Structural members. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306 COMPONENT SERVICEABILITY

306.1 General. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code as required for existing buildings:

1. Soils that have been subjected to any of the following conditions:
 - 1.1. Collapse of footing or foundation system;
 - 1.2. Damage to footing, foundation, concrete or other structural element due to soil expansion;
 - 1.3. Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;
 - 1.4. Inadequate soil as determined by a geotechnical investigation;
 - 1.5. Where the allowable bearing capacity of the soil is in doubt; or

- 1.6. Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.
2. Concrete that has been subjected to any of the following conditions:
 - 2.1. Deterioration;
 - 2.2. Ultimate deformation;
 - 2.3. Fractures;
 - 2.4. Fissures;
 - 2.5. Spalling;
 - 2.6. Exposed reinforcement; or
 - 2.7. Detached, dislodged or failing connections.
3. Aluminum that has been subjected to any of the following conditions:
 - 3.1. Deterioration;
 - 3.2. Corrosion;
 - 3.3. Elastic deformation;
 - 3.4. Ultimate deformation;
 - 3.5. Stress or strain cracks;
 - 3.6. Joint fatigue; or
 - 3.7. Detached, dislodged or failing connections.
4. Masonry that has been subjected to any of the following conditions:
 - 4.1. Deterioration;
 - 4.2. Ultimate deformation;
 - 4.3. Fractures in masonry or mortar joints;
 - 4.4. Fissures in masonry or mortar joints;
 - 4.5. Spalling;
 - 4.6. Exposed reinforcement; or
 - 4.7. Detached, dislodged or failing connections.
5. Steel that has been subjected to any of the following conditions:
 - 5.1. Deterioration;
 - 5.2. Elastic deformation;
 - 5.3. Ultimate deformation;
 - 5.4. Metal fatigue; or
 - 5.5. Detached, dislodged or failing connections.

6. Wood that has been subjected to any of the following conditions:

- 6.1. Ultimate deformation;
- 6.2. Deterioration;
- 6.3. Damage from insects, rodents and other vermin;
- 6.4. Fire damage beyond charring;
- 6.5. Significant splits and checks;
- 6.6. Horizontal shear cracks;
- 6.7. Vertical shear cracks;
- 6.8. Inadequate support;
- 6.9. Detached, dislodged or failing connections; or
- 6.10. Excessive cutting and notching.

Exceptions:

- 1. When substantiated otherwise by an approved method.
- 2. Demolition of unsafe conditions shall be permitted when approved by the code official.

SECTION 307 HANDRAILS AND GUARDRAILS

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by the adopted building code.

SECTION 308 PEST ELIMINATION

308.1 Infestation. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

308.2 Owner. The owner of any structure shall be responsible for pest elimination within the structure prior to renting or leasing the structure.

308.3 Single occupant. The occupant of a one-family dwelling or of a single-tenant nonresidential structure shall be responsible for pest elimination on the premises.

308.4 Multiple occupancy. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for pest elimination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for pest elimination.

308.5 Occupant. The occupant of any structure shall be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

Chapter 4 LIGHT, VENTILATION AND OCCUPANCY

SECTION 401 GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, ventilation and space for occupying a structure.

401.2 Responsibility. The owner of the structure shall provide and maintain light, ventilation and space conditions in compliance with these requirements. A person shall not occupy as owner-occupant, or permit another person to occupy, any premises that do not comply with the requirements of this chapter.

401.3 Alternative devices. In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the International Building Code shall be permitted.

SECTION 402 LIGHT

402.1 Habitable spaces. Every habitable space shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total glazed area for every habitable space shall be 8 percent of the floor area of such room. Wherever walls or other portions of a structure face a window of any room and such obstructions are located less than 3 feet (914 mm) from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33 m²). The exterior glazing area shall be based on the total floor area being served.

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with at least a 60-watt standard incandescent light bulb for each 200 square feet (19 m²) of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet (9144 mm). In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 footcandle (11 lux) at floors, landings and treads.

402.3 Other spaces.

All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

SECTION 403 VENTILATION

403.1 Habitable spaces. Every habitable space shall have at least one operable window. The total operable area of the window in every room shall be equal to at least 45 percent of the minimum glazed area required in Section 402.1.

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but a minimum of 25 square feet (2.33 m²). The ventilation openings to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet rooms.

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

403.3 Cooking facilities. Unless approved through the certificate of occupancy, cooking shall not be permitted in any rooming unit or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in the rooming unit or dormitory unit.

Exceptions:

1. Where specifically approved in writing by the code official.
2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be recirculated to any space.

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions.

Exception: Listed and labeled condensing (ductless) clothes dryers.

SECTION 404 OCCUPANCY LIMITATIONS

404.1 Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

Chapter 5 PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.2 Responsibility. The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises which does not comply with the requirements of this chapter.

SECTION 502 REQUIRED FACILITIES

[P] 502.1 Dwelling units. Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink which shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

[P] 502.2 Rooming houses. At least one water closet, lavatory and bathtub or shower shall be supplied for each four rooming units.

[P] 502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one bathtub or shower having access from a public hallway shall be provided for each ten occupants.

[P] 502.4 Employees' facilities. A minimum of one water closet, one lavatory and one drinking facility shall be available to employees.

[P] 502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in toilet rooms or bathrooms.

[P] 502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the International Plumbing Code. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

SECTION 503 TOILET ROOMS

[P] 503.1 Privacy. Toilet rooms and bathrooms shall provide privacy and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device shall be provided for all common or shared bathrooms and toilet rooms in a multiple dwelling.

[P] 503.2 Location. Toilet rooms and bathrooms serving hotel units, rooming units or dormitory units or housekeeping units, shall have access by traversing a maximum of one flight of stairs and shall have access from a common hall or passageway.

[P] 503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located a maximum of one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage structures or kiosks, which are located in adjacent structures under the same ownership, lease or control, shall not exceed a travel distance of 500 feet (152 m) from the employees' regular working area to the facilities.

[P] 503.4 Floor surface. In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504 PLUMBING SYSTEMS AND FIXTURES

[P] 504.1 General. All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

[P] 504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

[P] 504.3 plumbing system hazards. Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

SECTION 505 WATER SYSTEM

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

[P] 505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker.

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a minimum temperature of 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless adequate combustion air is provided. An approved combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

SECTION 506 SANITARY DRAINAGE SYSTEM

[P] 506.1 General. All plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

[P] 506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

Section - 507 STORM DRAINAGE

[P] 507.1 General. Drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance.

Chapter 6 MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 601 GENERAL

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any premises which does not comply with the requirements of this chapter.

SECTION 602 HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in structures as required by this section.

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.3 Room temperature measurement.

The required room temperatures shall be measured 3 feet (914 mm) above the floor near the center of the room and 2 feet (610 mm) inward from the center of each exterior wall.

SECTION 603 MECHANICAL EQUIPMENT

603.1 Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products.

All fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances which are *labeled* for unvented operation.

603.3 Clearances. All required clearances to combustible materials shall be maintained.

603.4 Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping therefrom, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved*.

SECTION 604 ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, and single-phase electrical service having a minimum rating of 60 amperes.

604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the *occupants* or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *deterioration* or damage, or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates

that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated a maximum of 600 volts or less;
2. Busway, rated a maximum of 600 volts;
3. Panelboards, rated a maximum of 600 volts;
4. Switchboards, rated a maximum of 600 volts;
5. Fire pump controllers, rated a maximum of 600 volts;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low- and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaires that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the *International Building Code*.

Exception: Electrical switches, receptacles and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement.

SECTION 605 ELECTRICAL EQUIPMENT

605.1 Installation. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

605.2 Receptacles. Every *habitable space* in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one grounded-type

receptacle or a receptacle with a ground fault circuit interrupter. Every *bathroom* shall contain at least one receptacle. Any new *bathroom* receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaires. Every public hall, interior stairway, *toilet room*, kitchen, *bathroom*, laundry room, boiler room and furnace room shall contain at least one electric luminaire. Pool and spa luminaries over 15 V shall have ground fault circuit interrupter protection.

605.4 Wiring. Flexible cords shall not be used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings.

SECTION 606 ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter, be available for public inspection in the office of the building *operator* or be posted in a publicly conspicuous location *approved* by the *code official*. The inspection and tests shall be performed at not less than the periodic intervals listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607 DUCT SYSTEMS

607.1 General. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

Chapter 7 FIRE SAFETY REQUIREMENTS

SECTION 701 GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to structures and exterior *premises*, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The *owner* of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the

requirements of this chapter.

SECTION 702 MEANS OF EGRESS

[F] 702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the *public way*. Means of egress shall comply with the *International Fire Code*.

[F] 702.2 Aisles. The required width of aisles in accordance with the *International Fire Code* shall be unobstructed.

[F] 702.3 Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

[F] 702.4 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION 703 FIRE-RESISTANCE RATINGS

[F] 703.1 Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

[F] 703.2 Opening protectives. Required opening protectives shall be maintained in an operative condition. All fire and smoke stop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked or obstructed or otherwise made inoperable.

SECTION 704 FIRE PROTECTION SYSTEMS

[F] 704.1 General. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the *International Fire Code*.-

[F] 704.1.1 Automatic sprinkler systems. Inspection, testing and maintenance of automatic

[F] 704.2 Smoke alarms. Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of *occupant* load at all of the following

locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of *bedrooms*.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including *basements* and cellars but not including crawl spaces and uninhabitable attics. In dwellings or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Single- or multiple-station smoke alarms shall be installed in other groups in accordance with the *International Fire Code*.

[F] 704.26.3 Power source.

Single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over-current protection.

Exceptions:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is not taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Smoke alarms are permitted to be solely battery operated in existing areas of buildings undergoing *alterations* or repairs that do not result in the removal of interior walls or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available that could provide access for building wiring without the removal of interior finishes.

[F] 704.7 Single- and multiple-station smoke alarms.

Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced. Smoke alarms installed in one- and two-family dwellings shall be replaced not more than 10 years from the date of manufacture marked on the unit, or shall be replaced if the date of manufacture cannot be determined.

SECTION 705

CARBON MONOXIDE ALARMS AND DETECTION

[F] 705.1 General.

Carbon monoxide alarms shall be installed in dwellings in accordance with Section 1103.9 of the *International Fire Code*, except that alarms in dwellings covered by the *International Residential Code* shall be installed in accordance with Section R315 of that code.

[F] 705.2 Carbon monoxide alarms and detectors.

Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

[F] 704.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual Residential dwelling unit and R-occupancies or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all *bedrooms* over background noise levels with all intervening doors closed.

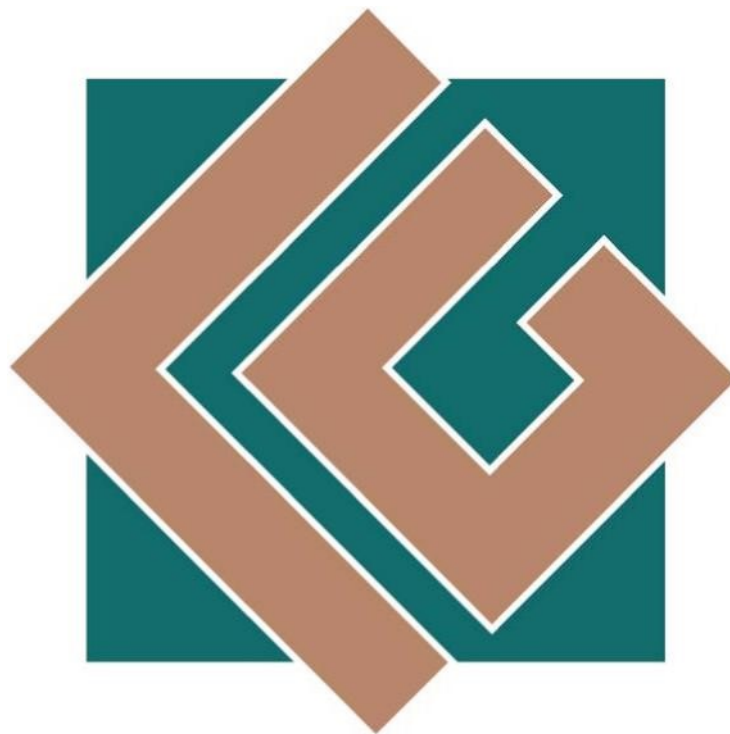
Exceptions:

1. Battery powered smoke detection systems shall be installed and maintained per NFPA 72 in buildings which are not undergoing alterations, repairs or construction of any kind.
2. Smoke alarms in existing areas undergoing work requiring a permit are required to be interconnected. Where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available which could provide access for interconnection listed wireless alarms shall be installed and all alarms sound upon activation of one alarm.

City of Casa Grande

Amendments to the International Fuel Gas Code, 2018 Edition

Designated as a Public Record In:
Casa Grande City Clerk's Office
Pursuant to Casa Grande Resolution # _____
Effective:



By:
City of Casa Grande
510 E. Florence Blvd
Casa Grande, AZ 85122

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Chapter 1
Scope and Administration

Delete Chapter and replace with the "City of Casa Grande Building and Technical Administrative Code" for the administrative provisions of this code.

Chapter 2
Definitions
No Amendments

Chapter 3
General Regulations
No Amendments

Chapter 4
Gas Piping Installation

Delete section 404.12 and replace with as follows:

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 12 inches (305 mm) below grade for metal piping and 18 inches (457 mm) for plastic piping.

Chapter 5
Chimneys and Vents
No Amendments

Chapter 6
Specific Appliances
No Amendments

Chapter 7
Gaseous Hydrogen Systems
No Amendments

Chapter 8
Referenced Standards
No Amendments

Appendix A
Sizing and Capacities of Gas Piping
No Amendments

Appendix B
Sizing of Venting Systems Serving appliances Equipment with Draft Hoods,
Category I appliances and Appliances Listed for use with Type B Vents
No Amendments

Appendix C
EXIT TERMINALS OF MECHANICAL DRAFT AND
DIRECT-VENT VENTING SYSTEMS
No Amendments

APPENDIX D (IFGS)
RECOMMENDED PROCEDURE FOR SAFETY
INSPECTION OF AN EXISTING APPLIANCE INSTALLATION
No Amendments